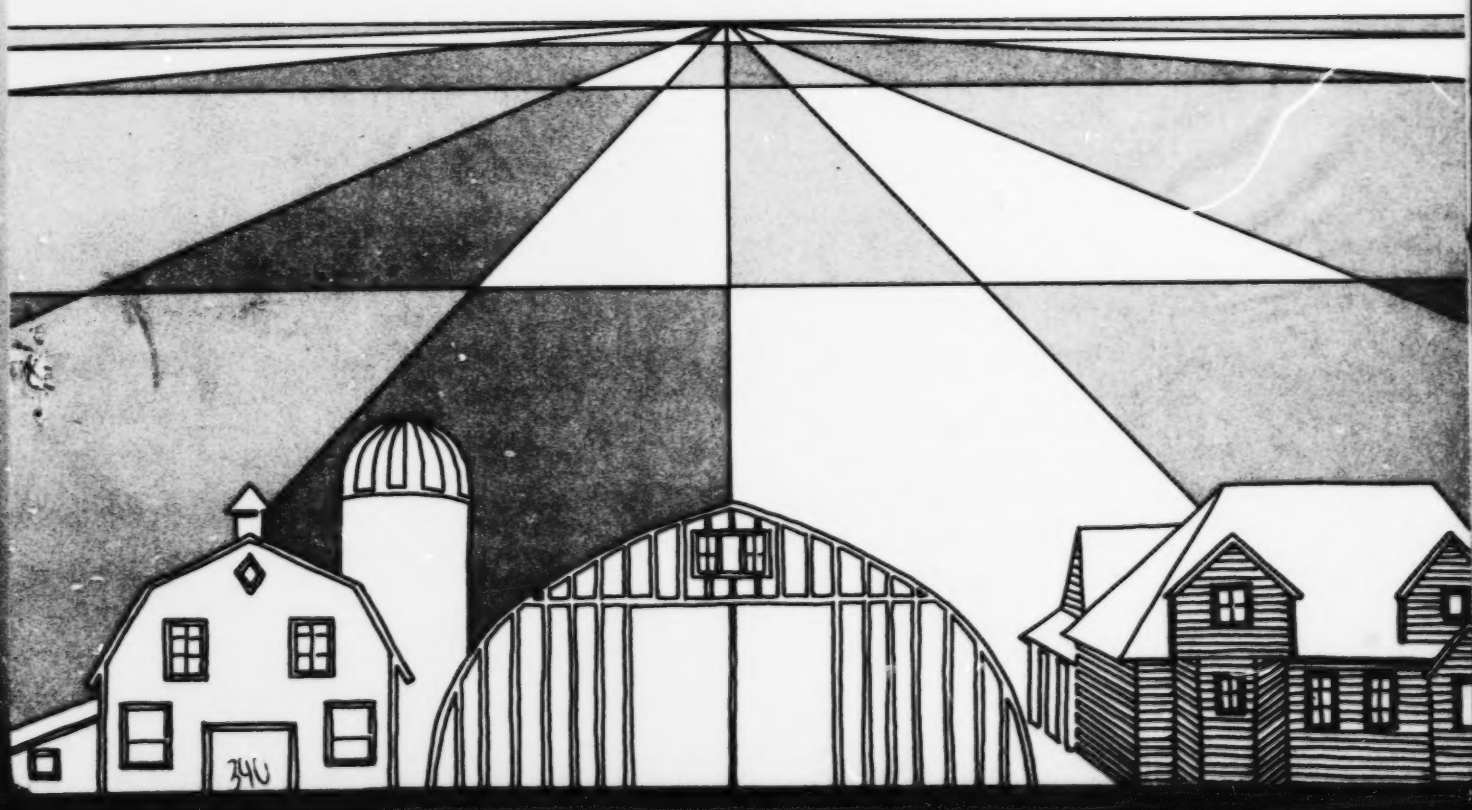
Agriculture Real Estate Values In Alberta 1982

Alberta
AGRICULTURE



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AGRICULTURAL REAL ESTATE VALUES

IN ALBERTA

RESOURCE ECONOMICS BRANCH

ECONOMIC SERVICES DIVISION

ALBERTA AGRICULTURE

JUNE, 1983

FOREWORD

This publication provides current year as well as historical information on agricultural real estate values in rural Alberta.

CAUTION IS URGED IN ITS USE FOR INDIVIDUAL INTERPRETATION. TRENDS AND SITUATIONS DISCUSSED IN THIS REPORT ARE NOT INTENDED FOR USE AS BENCH MARKS FOR INDIVIDUAL TRANSACTIONS.

The values presented in the report were those values registered by buyers and sellers in the Land Titles Offices, and compiled as agricultural real estate values between January 1, and December 31, 1982. Land and building values were not separated in the original data, and this report does not attempt to suggest values of land or buildings, to prospective buyers or sellers involved in specific transactions.

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SECTION I

INTRODUCTION

The Study: Data Collection and Analytical Procedures

The basic data on all rural real estate transfers were obtained from the Central Services Branch, Department of Municipal Affairs, in cooperation with Alberta Land Titles Offices. Data for each parcel transferred in 1981 have been coded and matched by legal description with Canada Land Inventory (C.L.I.) agricultural capability ratings. These C.L.I. ratings are assigned by computer through the Municipal Affairs Land Use Planning (LANDUP)[1] data bank.

Real estate values are based upon "assurance fund" values reported on all rural land transfers registered at Land Titles Offices and legally described by Section - Township - Range - Meridian. The values are indicated in statement 4 of Form 39 of the Affidavit of Transferee (buyer or his agent), which is required under the Land Titles Act (1971). The section of land transfer document dealing with the assurance fund value, as from Chapter 198 of the Land Titles Act, is reproduced in appendix A[2].

Values stated as "assurance fund" values were the records used in this report, and do not necessarily reflect the true market or real estate sales values for the land under consideration. The true market value is approximated by assurance fund reports of actual transaction or sale values of the property, as well as by assessment of the true market value when determined and vouched as such by the purchaser or his agent. Assurance fund values may be equated to "transaction value"; as

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1 C.L.I. ratings are assigned according to which class represented the largest portion of the quarter section(s) transferred.

2 The major analytical program used to analyze data was the "Statistical Package for Social Sciences". S.P.S.S.

approximate value of the land for the purpose of the transaction. There are occasions where stated values can vary significantly from the actual market value:

1. estate transfers to an executor of an estate;
2. transfers of provincial crown lands to private ownership;
3. sales registered in the current year which were entered into by agreement for sale contract several years ago;
4. intra-family transfers;
5. speculation;
6. understating of assurance fund values.

This report attempts to approximate market values as closely as possible by way of the assurance fund value. Therefore, estate transfers to executors and transfers of provincial crown lands, which usually understate the value, have been excluded.

Canada Land Inventory classes for agriculture used in this report give an indication of the relationship between transactions and agricultural soil capability. The C.L.I. class definitions are as follows[1]:

CLASS:

1	Soils in this class have no significant limitations in use for crops;
2	Soils in this class have moderate limitations that restrict the range of crops or require moderate conservation practices;
3	Soils in this class have moderately severe limitations that restrict the range of crops or require special conservation practices;
4	Soils in this class have severe limitations that restrict the range of crops or require special conservation practices or both;

1. Partially adapted from "Soil Capability for Agriculture in Alberta", Alberta Environment, May 1977, L.K. BROCKE.

5 The severity of the limitations of these soils renders them unsuitable for annual cultivation. Class 5 soils may be improved for the production of perennial forages and pastures.

6 Soils in this class have some natural grazing potential, and improvement practices are not feasible;

7 Soils in this class have no capability for arable culture or permanent pastures;

9 Organic soils (not placed in capability classes) but frequently found in the wooded regions of the province;

0 Unclassified due to a lack of C.L.I. maps of the area at 1:250,000 scale or lower, e.g. part of the area south of the Wapiti River near Grande Prairie.

Delineation of value and parcel size into groups according to C.L.I. class, provides greater insight into value variations relating to soil capability. However, it should be noted that land classified as C.L.I. 5 in Alberta is cultivated for field crops in some parts of the province as well as being utilized for pasture and forage. Furthermore, in some areas good pasture and forage land is valued more highly than marginal land for field crops. This emphasized the fact that the value/soil capability (C.L.I.) relationship is not very meaningful and is strongly dependent on localized preferences, management abilities, and farming practices.

Most important is the fact that real estate includes building values, and not just land values. The building value portion cannot be determined from the transfer data, but unpublished Statistics Canada data indicates their proportion could be 25 to 30 percent of market value for farm real estate.

The following information has been compiled on a provincial, census division and municipal (County, Municipal District, Improvement District, or Special Area) basis. Exceptions are Improvement Districts (I.D.) 4, 9, 12, 13, and 24 which are National Parks. Current values and acreages reflect those transfers considered to be agricultural or possible agricultural real estate, defined to include parcels of over 60 acres (25 hectares) recorded to be between $5 and $1,500 per acre ($12 and $3,700 per hectare) on the date of registration[1].

Agricultural Real Estate

Agricultural real estate, made up of land and buildings, is one of the most important factors in the long-term viability of Alberta farms. Land is the essential element in both crop and livestock production. Buildings provide shelter for the farmer, his family and employees; shelter for livestock; storage for crops; and storage for machinery. Farm real estate serves as an integral input to the generation of farm income, an appreciating item in the farmer's bundle of assets, and to some a commodity to be bought and sold for additional income.

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1 It is important to note that this limit was changed in the 1978 report to reflect inflationary trends in land values. Prior to the 1978 report, the definition for agricultural real estate included parcels of over 60 acres (24 hectares) that were valued between $5 and $1,000 per acre ($12 and $2,400 per hectare). NOTE: Defined agricultural land may contain a non-agricultural component (i.e. land in a natural or undeveloped state).

Agricultural Real Estate Transfer Values

The term value is commonly used in describing worth, but it is sometimes qualified with an adjective, i.e. capital, market, productive, capitalized, economic, or aesthetic. Seldom will the preceding value types be equivalent for agricultural real estate. Market imperfections or other considerations may lead to market prices which would not reflect any one of these values. This extreme case can be seen when gifts of real estate occur. Accurate estimates by buyers or sellers are fraught with imperfect knowledge, information in regards to their property, and the expectations of the buyer. Thus, the title value may not equal the market value, but merely relate to the dollar level at which a particular transaction has taken place.

Real estate values in this report refer to agricultural transfer values (assurance fund values), as an ownership transfer is registered at one of the Land Titles offices in Alberta. They represent opinions of value in real estate transfer and primarily represent proxies for average market values. Individually the figures cannot be assumed to reflect average market, productive, capitalized or economic value. There is a definite tendency to reflect average values below the actual open market value. This indicates the existence of lower valued transfers within families, previous agreements for sale, and so on. Higher than market values exist in "additional considerations or speculation", but these are usually outweighed by lower than market value transfers. At the provincial level transfer value could be considered to be within 20 percent of the average real estate values[1]. Below the Alberta aggregation, variations from average market values can be higher or lower depending on the location and representativeness of recent transactions. However, trends and general geographic value differentials are felt to be well represented by this information.

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1 From the report "Agriculture Real Estate Value Check", Melville D. Miller, Resource Economics Branch, Alberta Agriculture.

Buying and selling real estate is a process of negotiation between buyer(s) and seller(s). The process is subject to, and sensitive of a wide variety of influences, such as:

1. location;
2. chances of speculation earnings;
3. availability of money;
4. market information;
5. state of the economy;
6. housing demand;
7. changing lifestyles.

There are many additional factors, as the real estate market is very deverse, complex, and at times subject to considerable fluctuation. Values are good indicators of the importance of this asset in our changing society. Good agricultural land is a finite resource and the value of land is a key indicator of the property and wealth of Alberta farmers. The following sections discuss current agricultural real estate transactions in Alberta.

SECTION II

AGRICULTURAL REAL ESTATE TRANSACTIONS IN ALBERTA

In 1982, almost 2.2 million acres (0.9 million hectares) of defined agricultural real estate[1] were transferred, at a total value of approximately $1.0 billion. The average value per acre was $470 ($1,163 per hectare). In 1981, over 2.7 million acres (1.1 million hectares) were transferred, valued at over $1.2 billion. The average value per acre for 1981 was $444 ($1,097 per hectare). This indicates an increase in average value of 6.0 percent from 1981 to 1982. From 1981 to 1982, the total transactions value decreased by 14.4 percent while the total volume of land transferred decreased by 19.3 percent.

Amount of Land Transferred in 1981 and 1982.

Overall there were 19.3 percent fewer acres transferred from 1981 to 1982. This, along with the below average increase of land values from 1981 to 1982 (+6.0%), reflects the overall gloomy situation of 1982. This situation may be the result of the significant decrease in total net income realized by Alberta farmers in 1982, (total net income declined 35 percent from 1981 to 1982[2,3]).

Table 1 shows the land transferred for 1981 and 1982 by C.L.I. class. The volume of land transferred in each of the C.L.I. classes varied, with a range of 34,283 acres in the "other" classification and 679,335 acres in C.L.I. class 3 land. In terms of percentage changes from

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1. Consisting of land and buildings transferred in parcels of over 60 acres at greater than $5 per acre or less than $1500 per acre.

2. Statistics Canada, Agriculture Division, 1983.

3. Over the past 5 years agricultural real estate transfers have changed in the same direction (not magnitude) as the total net income statistic.

TABLE I

AGRICULTURAL REAL ESTATE TRANSFERRED, BY C.L.I. CLASS
1981 and 1982

C.L.I. Class	Total Agricultural Real Estate Transferred in 1981			Total Agricultural Real Estate Transferred in 1982			
	Acres	Hectares	% of Total Land Transfer	Acres	Hectares	% of Total Land Transferred	% Different from 1981 to 1982
1	91,786	37,146	3.4	82,691	33,464	3.8	- 9.9
2	607,827	245,988	22.4	498,724	201,804	22.7	-17.9
3	854,425	345,786	31.4	679,335	274,883	30.9	-20.5
4	681,517	275,810	25.1	552,497	223,559	25.2	-18.9
5	267,987	108,454	9.9	221,069	89,462	10.1	-17.5
6	145,487	27,215	5.3	126,119	51,040	5.7	-13.3
Other[1]	69,247	27,215	2.5	34,283	13,874	1.6	-50.5
Total Provincial	2,718,437	1,100,151	100.0	2,194,714	888,087	100	-19.3

1. Includes parcels that were predominately C.L.I. 7, C.L.I. 9 or organic, or could not be assigned a C.L.I. Class because of lack of a suitable map.

1981 to 1982, every C.L.I. classification showed a decrease. The most noticable change was the "other" category (-50.5%) and the smallest change was C.L.I. class 1 land (-9.9%). The remaining C.L.I. classes, 2, 3, 4, 5 and 6, also showed decreases, they were however all between -13 and -21 percent. The distribution of land transferred in each of the C.L.I. classes remained constant relative to previous years. Table 1 shows the percent of total land transferred for both 1981 and 1982. Over the last six years approximately 77 percent of the total land transferred were C.L.I. classes 2,3 and 4, in 1982, 79 percent of the total land transfers were in these classes.

The combined total acres transferred for C.L.I. classes 1 to 3 (higher quality agricultural lands) decreased 19 percent from 1981 to 1982. The substantial decrease in net farm income, combined with the poor economic environment of 1982, is likely responsible for the large decrease in the amount of good quality agricultural land transacted. A large drop in acreage transferred is also seen in the poorer C.L.I. classes (4,5,6 and other), these transfers have decreased in total by approximately 20 percent. The somewhat dramatic decreased level of transactions in all C.L.I. classes is perhaps an indication of the overall agricultural situation through 1982[1].

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1. There were 2.19 million acres of agricultural land transferred in 1982, this is the lowest amount since 1971 (1971 = 2.11 million acres).

It should be noted that the changes reflect the "net" situation for agricultural land transfers occurring between 1981 and 1982 (ie. all local variations are included). However, the distribution of land transferred by C.L.I. class is important, over the past six years this distribution has remained relatively constant. Table 1 indicates the relative frequencies in terms of "percentage of total land transferred". This is significant because it supports a high level of comparability at the provincial level for year to year comparisons.

Tables 2 and 3 (acres and hectares respectively) present monthly volumes of land transferred by C.L.I. classes for 1982. The highest volume of land transferred in 1982 occurred during March, April, May and June. Acreage transferred peaked just under 240,000 acres during the month of May 1982, (most seeding is done during May). Generally speaking there are three periods of transfer activity for land with agricultural capability:

1. March - June - a period of high activity in land transfers prior to the new crop year.

2. July - November - a period of low activity in land trasfers during the crop year.

3. January - reflects a period coinciding with the close of a tax year (the months here relate to registration, not sale, as most of the additional January transfers likely originated from December transactions) - a period of renewed activity.

TABLE 2

ACRES TRANSFERRED BY C.L.I. CLASS BY MONTH, 1982

Month	C.L.I. CLASS 1	2	3	4	5	6	Other[1]	Total
January	6,993	41,838	61,851	40,425	18,456	12,199	2,577	184,339
February	6,724	41,122	59,067	48,558	15,523	9,667	2,162	182,822
March	7,430	55,192	74,593	52,358	31,471	14,435	3,039	238,518
April	7,150	58,115	57,397	44,009	18,918	12,623	1,885	200,097
May	7,545	57,337	74,669	66,647	20,033	10,493	2,125	238,848
June	11,019	39,427	63,362	63,000	20,344	10,637	3,590	211,379
July	7,378	35,233	55,208	44,530	16,596	6,306	2,609	167,860
August	5,425	40,650	51,274	41,658	14,927	9,072	3,299	166,305
September	5,517	30,830	42,875	37,992	17,012	9,401	2,160	145,786
October	5,234	27,279	34,712	30,290	15,722	8,163	2,622	124,020
November	6,485	30,100	49,498	36,382	14,544	9,470	3,547	149,935
December	5,792	41,631	54,867	46,684	17,535	13,657	4,759	184,924
Year Total[2]	82,692	498,753	679,372	552,531	221,080	126,123	34,283	2,194,803

1. Includes parcels that were predominately C.L.I. 7, C.L.I. 9 or organic, or could not be assigned a C.L.I. Class because of lack of a suitable map.
2. Totals may vary from Table 1 because of various computer rounding errors.

TABLE 3

HECTARES TRANSFERRED BY C.L.I. BY MONTH, 1982

Month	C.L.I. Class 1	2	3	4	5	6	Other[1]	Total
January	2,830	16,931	25,030	16,359	7,469	4,937	1,043	74,600
February	2,721	16,641	23,904	19,651	6,282	3,912	875	73,986
March	3,007	22,335	30,187	21,189	12,736	5,842	1,230	96,526
April	2,893	23,519	23,228	17,810	7,656	5,109	763	80,977
May	3,054	23,203	30,218	26,971	8,107	4,247	860	96,659
June	4,459	15,956	25,642	25,495	8,233	4,305	1,453	85,543
July	2,986	14,258	22,342	18,021	6,716	2,552	1,056	67,931
August	2,196	16,450	20,750	16,859	6,041	3,671	1,335	67,302
September	2,233	12,477	17,351	15,375	6,885	3,805	874	58,998
October	2,118	11,039	14,047	12,258	6,363	3,304	1,061	50,190
November	2,624	12,181	20,031	14,723	5,886	3,832	1,399	60,677
December	2,344	16,848	22,204	18,892	7,096	5,527	1,926	74,837
Year Totals[2]	33,465	201,839	274,934	223,603	89,469	51,041	13,874	888,224

1. Includes parcels that were predominately C.L.I. 7, C.L.I. 9 or organic, or could not be assigned a C.L.I. Class because of lack of a suitable map.
2. Total may vary from Table 1 because of various computer rounding errors.

Values and Real Estate Transfers in 1982

The average transfer value per acre (hectare) for agricultural real estate increased 6 percent from 1981 to 1982. Table 4 shows all C.L.I. classes increased in value with the exception of class 1 (-5.8%). Classes 2 to 6 increased with a range from 4.7 percent to 7.8 percent. The only classes to fall outside of this range were C.L.I. 1 (-5.8%) and "other" soil class (+0.3%). The overall average increase of 6 percent represents the smallest increase in value per acre recorded since the initiation of this report in 1971.

The inflation rate of 10.8 percent for 1982 is ABOVE the increase in real estate values by 4.8%. This is a marked difference from the past trend in real estate values and the inflation rate. In every year since 1972, (excluding 1982) inflation rates were below the increase in real estate values. This difference between the inflation rate and the increase in real estate values has ranged from 2.9 in 1973 to 18.8 in 1974 with the ten year average difference (1972 -1981) being 11.9. This means that on average there has been a difference of 11.9 percentage points between the rate of inflation and the increase in real estate values for the years 1972 to 1981, inclusive. In 1981, the rate of inflation was 12.5% and the increase in real estate values was 15.1%, leaving a difference of 2.6% between the two. This year however, instead of the inflation rate being below the rate of increase in real estate values, the reverse is true.

The difference between the inflation rate and the increase in real estate values is given in the following table. The average of these differences as stated earlier is 11.9, the 1982 difference was -4.8 which is 16.7 points below the 10 year average of 11.9.

TABLE 4

VALUE OF AGRICULTURE REAL ESTATE TRANSFERRED BY C.L.I. CLASS
1981 and 1982

C.L.I. Class	Average Value Per Acre		Average Value Per Hectare		% Change
	1981	1982	1981	1982	1981 to 1982
1	779.37	734.10	1,925.82	1,813.96	- 5.81
2	529.40	565.98	1,308.15	1,398.54	+ 6.9
3	444.35	478.85	1,097.99	1,183.24	+ 7.8
4	370.82	388.17	916.30	959.17	+ 4.7
5	393.13	415.66	971.42	1,027.10	+ 5.7
6	349.07	367.66	862.55	908.49	+ 5.3
Other[1]	336.80	337.71	832.23	834.48	+ 0.3
Provincial Average	443.95	470.48	1,097.00	1,162.56	+ 6.0

1. Include parcels that were predominately C.L.I. 7, C.L.I. 9 or organic, or could not be assigned a C.L.I. Class because of lack of a suitable map.

TABLE WITH THE INFLATION RATE AND INCREASE IN REAL ESTATE VALUES

YEAR	⁂INFLATION RATE	% INCREASE IN REAL ESTATE VALUES	DIFFERENCE
1971	2.9	N/A	N/A
1972	4.8	23.4	+18.6
1973	7.5	10.4	+2.9
1974	10.9	29.7	+18.8
1975	10.8	21.8	+11.0
1976	7.5	22.5	+15.0
1977	8.0	20.3	+12.3
1978	9.0	26.1	+17.1
1979	9.1	20.3	+11.2
1980	10.1	19.1	+9.0
1981	12.5	15.1	+2.6
AVERAGE	-	20.9	+11.9
1982	10.8	6.0	-4.8

⁂Source: Statistics Canada, C.P.I. 62-010.

Since the 1982 values were below the inflation rate for 1982 it follows that the increase in real estate values over 1981 would be below the 'normal' increase. From 1971 to 1981, the average percentage increase (on a year to year basis) was 20.9, the increase in 1982 was 6.0%, which was well below this 10 year average increase.

The increasing value levels indicate reasonably consistent differentials based on productive capability under the Canada Land Inventory classification; at least for land suitable for cropping (C.L.I. 1 - 4). For 1982, the incremental value increases between the top four classifications are as follows: Class 2 to 1, $168 per acre ($415 per hectare); Class 3 to 2, $87 per acre ($215 per hectare); Class 4 to 3,

$91 per acre ($255 per hectare). Class 5 has again registered an average value per acre which is higher than Class 4 (C.L.I. 4 = $388/acre; C.L.I. 5 = $416/acre), a $28 per acre difference. This difference is likely due to the value of Class 5 land for improved pasture relative to Class 4 as marginal cropland. Another possibility for the difference between Class 4 and 5 land is the non-agricultural competition component. In many cases it may be easier to allocate Class 5 land for non-agricultural uses rather than Class 4.

The $28 per acre difference in value between class 4 and 5 soils in 1982 is the second smallest difference since 1976. The smallest difference since 1976 occured in 1981 when it was $23 per acre, only $5 per acre lower than 1982. This lower variation between classes 4 and 5 perhaps indicates a continuing downturn in the non-agricultural competition resulting from a slumping economy throughout 1982. The decreasing number of acres transferred; along with the well below average increase in value per acre, may in part be due to the decreased attraction of country-residential lifestyles.

Tables 5 and 6 indicate changing average agricultural transfer values by month for 1982, in acres and hectares, respectively. In all C.L.I. classes considerable variation in average values from month to month was evident. Class 1 average values varied from $659 per acre in August to a high of $836 per acre in January. Class 2 average values were higher than average in the first 8 months, then dropped off for the remainder of the year. Class 5 values started higher than average in January, then dropped off with intermediary peaks at May, June and November. Class 6 had above average values for February through May with lower than the average value for the remaining months. For the total C.L.I. class average, the first six months were above the average (except February - $466/acre) and the last six months were below average (except August - $472/acre). In both cases of February and August these values were very close to the average ($470/acre). It will be interesting to see if the downward trend of the last half of 1982 continues into 1983.

TABLE 5

AVERAGE VALUE PER ACRE FOR C.L.I. CLASS BY MONTH 1982

Month	C.L.I. Class 1	2	3	4	5	6	Other [2]	Total
January	827.08	603.12	484.27	437.90	420.56	361.00	481.95	499.51
February	836.34	561.79	460.30	383.59	378.75	423.64	339.57	466.30
March	718.20	566.34	500.55	371.98	398.08	411.76	282.72	472.66
April	685.79	516.51	508.95	427.82	459.02	390.85	371.80	486.16
May	786.85	614.98	509.62	404.48	475.27	425.04	418.47	506.93
June	670.36	614.43	492.24	386.55	460.02	362.00	286.70	479.67
July	739.80	610.31	486.58	369.79	344.72	330.84	240.47	468.99
August	658.90	516.19	513.30	432.18	348.54	365.51	330.88	471.97
September	716.10	489.91	405.86	346.64	373.82	280.16	408.90	408.14
October	778.50	509.95	404.93	372.42	387.36	369.59	320.21	429.51
November	692.29	526.72	468.68	336.13	526.52	293.04	380.32	450.32
December	722.58	620.11	447.01	372.08	406.40	355.36	287.28	460.96
Year End Average Total*	734.09	565.95	478.82	388.15	415.64	367.64	337.71	470.46

1. Includes parcels that were predominately C.L.I. 7, C.L.I, 9 or organic, or could not be assigned a C.L.I. Class because of lack of a suitable map.

* Weighted Averages.

TABLE 6

AVERAGE VALUE PER HECTARE FOR C.L.I. CLASS BY MONTH, 1982

Month	C.L.I. Class 1	2	3	4	5	6	Other[1]	Total
January	2,043.72	1,490.32	1,196.65	1,082.06	1,039.21	892.03	1,190.91	1,234.31
February	2,066.58	1,388.21	1,137.43	947.86	935.91	1,046.80	839.07	1,152.23
March	1,774.68	1,399.46	1,236.88	919.17	983.67	1,017.46	698.61	1,167.97
April	1,694.58	1,276.33	1,257.64	1,057.15	1,134.24	965.78	918.73	1,201.31
May	1,944.31	1,519.65	1,259.29	999.49	1,174.40	1,050.27	1,034.04	1,252.63
June	1,656.46	1,518.27	1,216.35	955.11	1,136.73	894.49	708.43	1,185.29
July	1,828.05	1,508.10	1,202.36	913.76	851.80	817.49	594.19	1,158.90
August	1,628.13	1,275.51	1,268.39	1,067.94	861.25	903.17	817.61	1,166.25
September	1,769.48	1,210.58	1,002.90	856.57	923.70	692.26	1,010.39	1,008.54
October	1,923.67	1,260.11	1,000.59	920.25	957.17	913.25	791.23	1,061.33
November	1,710.66	1,301.53	1,158.12	830.60	1,301.02	724.09	939.77	1,112.75
December	1,785.50	1,532.31	1,104.59	919.43	1,004.23	878.10	709.86	1,139.06
Average Year Total*	1,813.94	1,398.47	1,183.19	959.12	1,027.05	908.44	834.49	1,162.50

1. Includes parcels that were predominately C.L.I. 7, C.L.I. 9 or organic or could not be assigned a C.L.I. Class because of lack of a suitable map.

* Weighted Averages

Maps 1, 2, and 3 display the agricultural value per acre on a municipality basis for the province of Alberta. These are contour maps of value distribution in Alberta, produced by the SYMAP[1] program. These maps illustrate the geographic distribution of real estate values throughout the province. The value legends are different on each map. Map 1 uses a $350 per acre ($865 per hectare) value point which covers a large portion of the province. The other two contour maps use higher value points of $460 and $640 per acre respectively. These maps illustrate the concentration of high values in the Edmonton - Red Deer - Calgary corridor, and the Lethbridge - Medicine Hat areas.

Agricultural Real Estate Data Trends, 1971-1981

Over the ten year period of 1971-1981 there has been an average annual increase of 21 percent in average value for agricultural real estate. Average values per acre have risen from $67 per acre in 1971 to $444 per acre in 1981 (an increase of 559 percent over ten years, Figure 1 and Table 7). In 1982, the total provincial average value was $470 per acre, an increase of 6.0 percent over 1981.

The total value of agricultural real estate has increased every year from 1971-1981, although fluctuations were evident. In the years 1977 and 1980 the increases in total value were relatively small (9.6%, 9.0% respectively). Both of these years had a decrease in the total acreage transferred, however, because average values were increasing (20% in 1977, 19% in 1980) the total value of real estate transferred also increased. The total value of land transferred in 1982 dropped by over 14 percent compared to 1981, this is the first time the total value of land has decreased since the inception of this report in 1971. The decline in acres transferred (19 percent) plus the smaller than average increase in average values (6.0 percent) both had an impact on the decrease in total value of real estate transferred for 1982.

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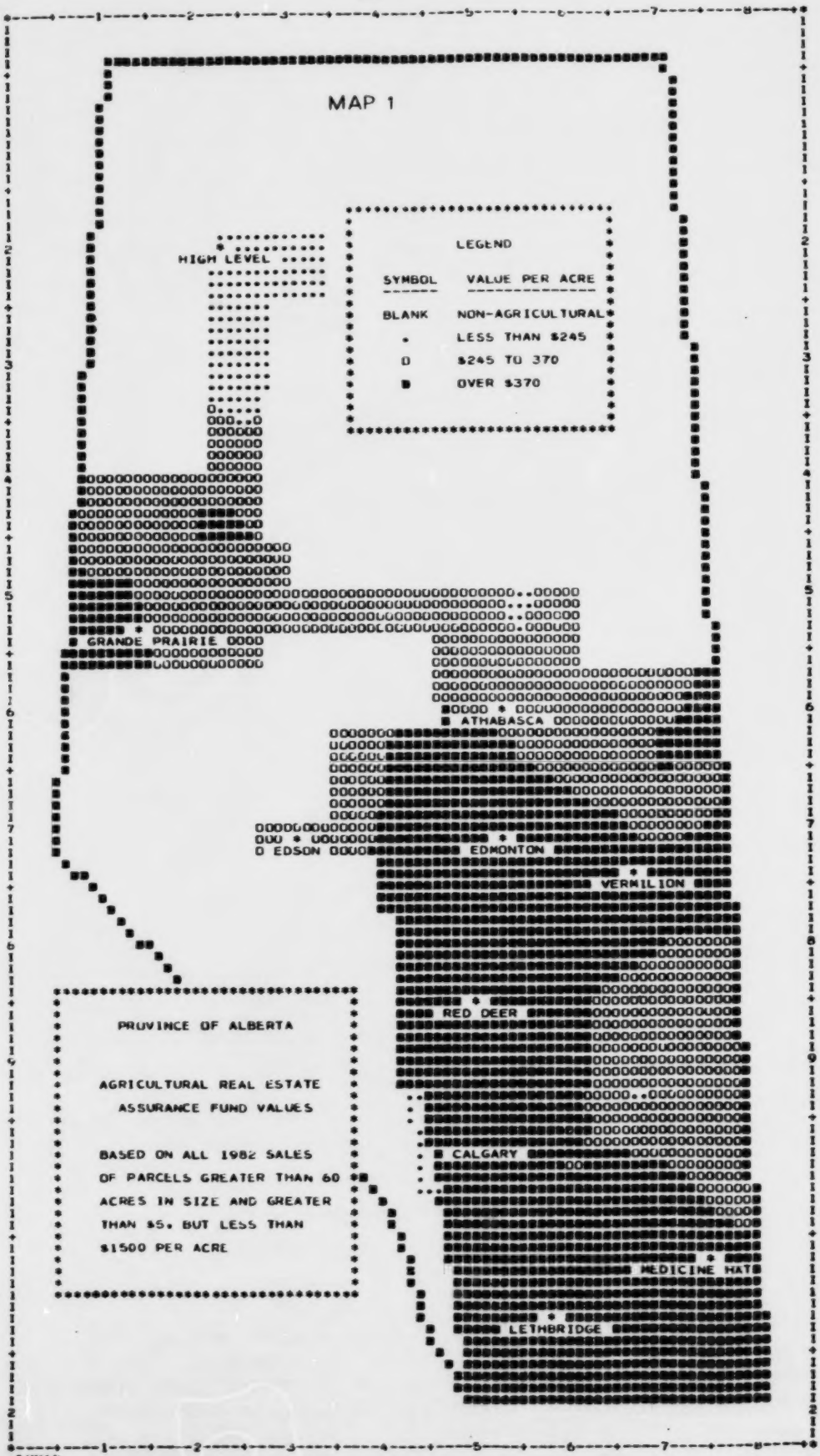
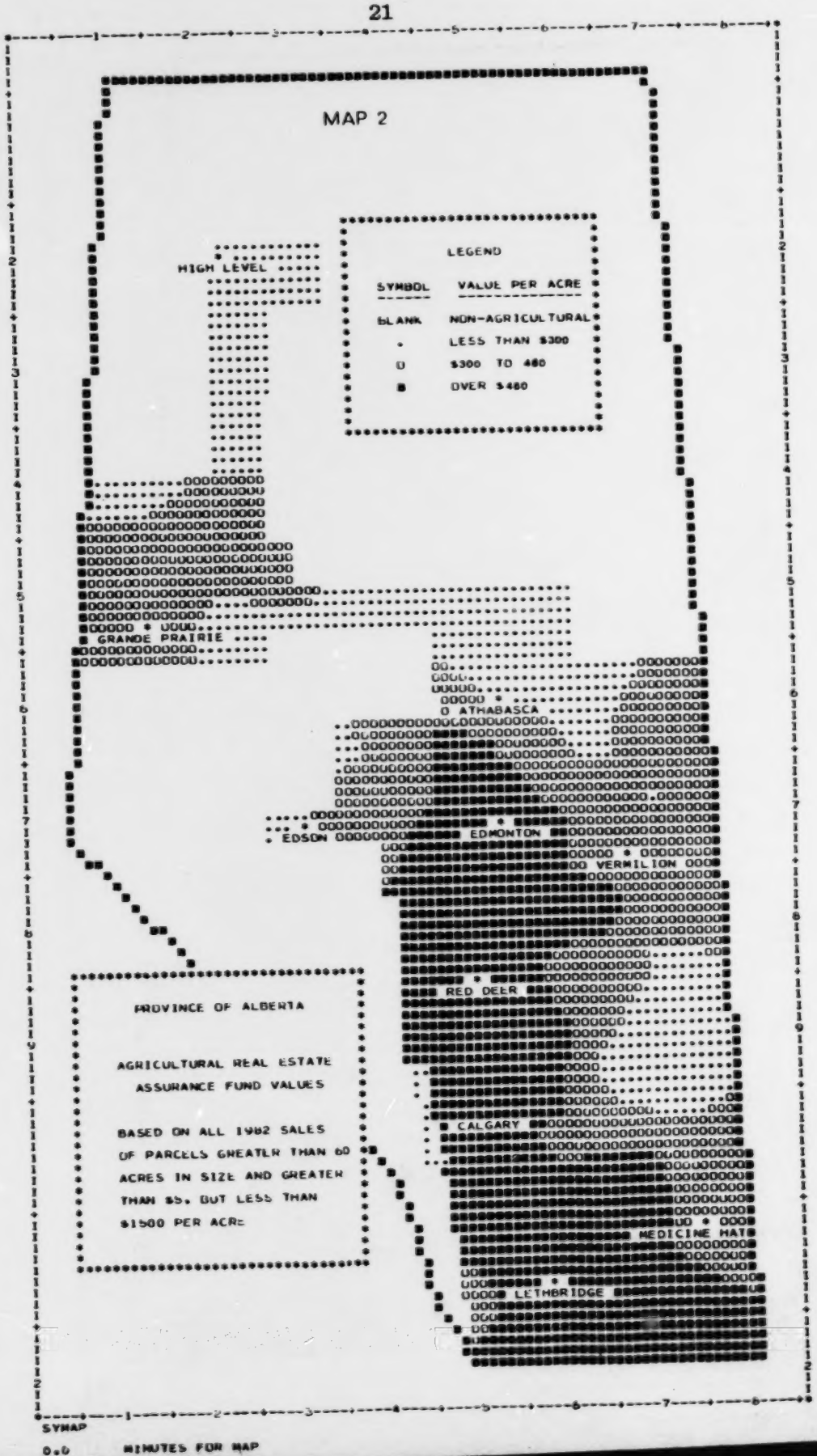
1. SYMAP (synagraphic mapping), is a computer program used to produce maps which graphically depict spatial value variations. The mapping program was developed at the Laboratory for Computer Graphics and Spatial Analysis, Harvard University, Cambridge, Massachussets.



SYNAP

0.0 MINUTES FOR MAP



SYMAP

0.0 MINUTES FOR MAP

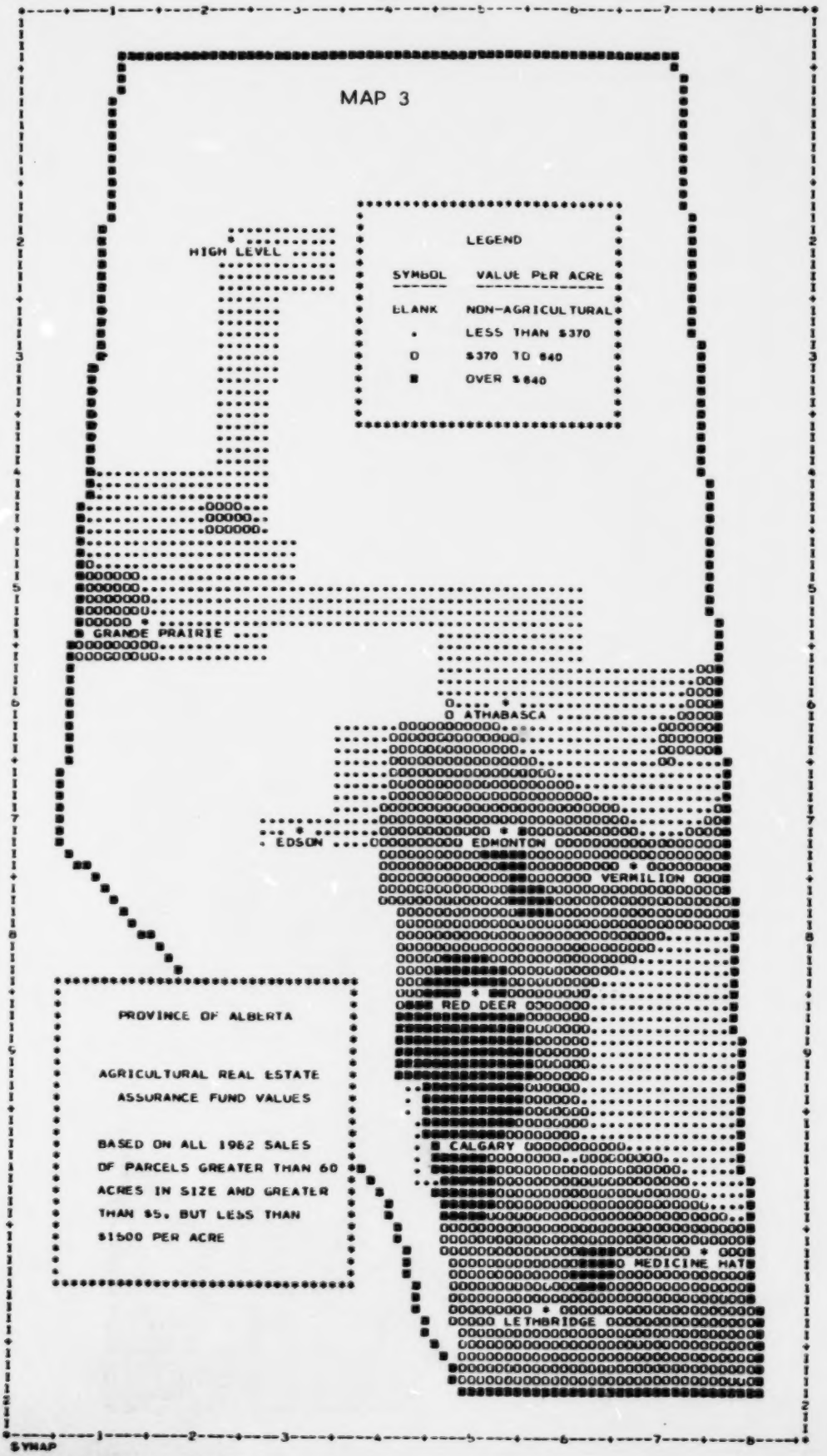


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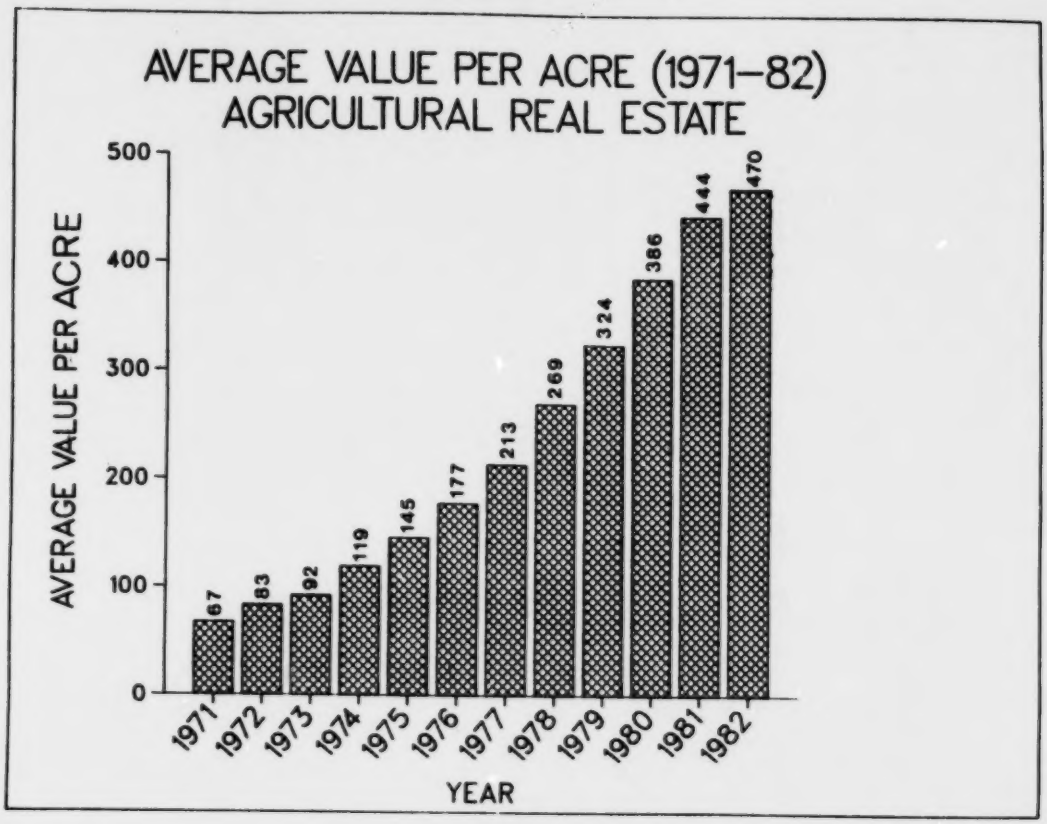
Figure 1

a.


AVERAGE VALUE PER ACRE (1971–82)
AGRICULTURAL REAL ESTATE
AVERAGE VALUE PER ACRE
500
400
300
200
100
0
67
83
92
119
145
177
213
269
324
386
444
470
1971
1972
1973
1974
1975
1976
1977
1978
1979
1980
1981
1982
YEAR

b.

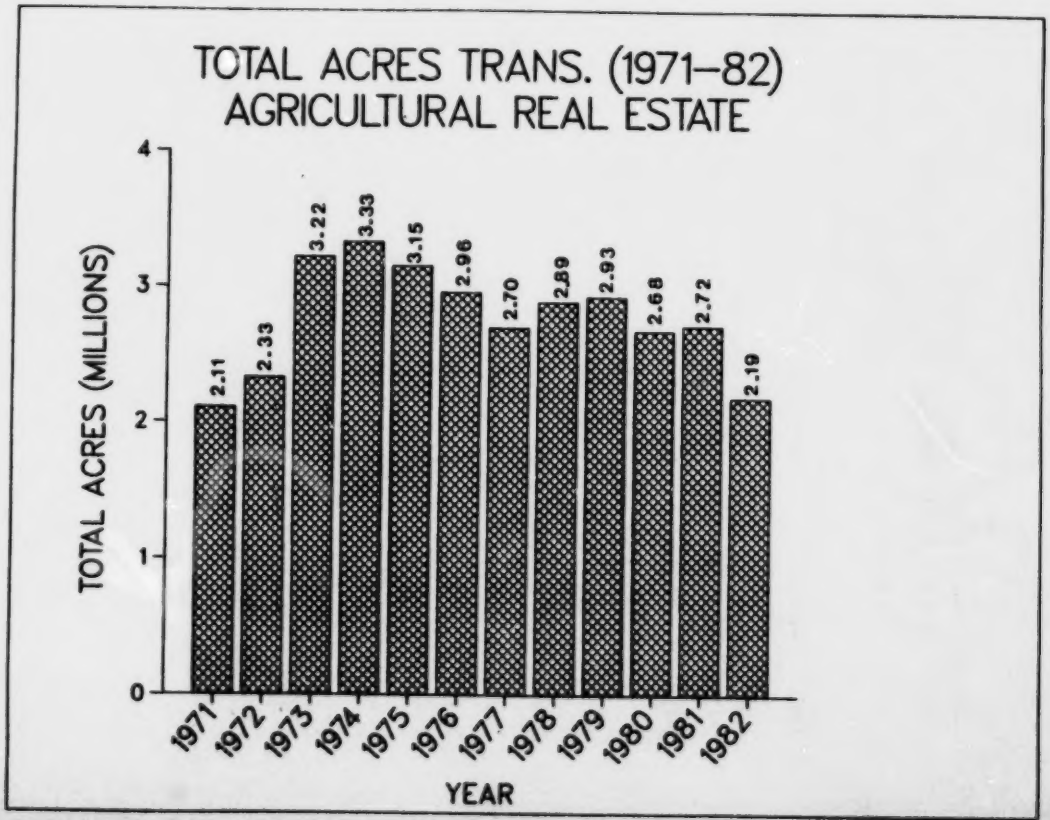

TOTAL ACRES TRANS. (1971–82)
AGRICULTURAL REAL ESTATE
TOTAL ACRES (MILLIONS)
4
3
2
1
0
2.11
2.33
3.22
3.33
3.15
2.96
2.70
2.89
2.93
2.68
2.72
2.19
1971
1972
1973
1974
1975
1976
1977
1978
1979
1980
1981
1982
YEAR

TABLE 7

AGRICULTURAL REAL ESTATE DATA REVIEW 1971 - 1982

Year	Total Agricultural Real Estate Transferred		% Change in Land Transferred From Previous Year	Average Agricultural Real Estate Value		% Change in Value from Previous Year	Total Value of Land Transferred	% Change in Total Value From Previous Year
	Acres	Hectares		Per Acre	Per Hectare			
1971	2,114,025	855,546	N.A.	67.32	166.35	N.A.	142,313,997	N.A.
1972	2,334,484	944,766	+10.4	83.10	205.34	+23.4	194,203,369	+36.5
1973	3,218,223	1,302,415	+37.9	91.72	226.64	+10.4	295,167,916	+52.0
1974	3,328,960	1,347,230	- 3.4	118.92	293.85	+29.7	385,981,736	+34.2
1975	3,146,075	1,273,217	- 5.5	144.83	357.87	+21.8	455,646,042	+15.1
1976	2,959,710	1,197,795	- 5.9	177.39	438.33	+22.5	525,002,107	+15.2
1977	2,699,518	1,092,495	- 8.7	213.39	527.29	+20.3	575,640,512	+ 9.6
1978	2,891,027	1,169,999	+ 7.1	269.12	665.00	+26.1	778,013,594	+35.2
1979	2,929,154	1,185,429	+ 1.3	323.84	800.21	+20.3	948,521,547	+21.9
1980	2,681,710	1,085,288	- 8.4	385.61	952.84	+19.1	1,034,028,407	+ 9.0
1981	2,718,437	1,100,151	+ 1.4	443.95	1,097.00	+15.1	1,206,865,647	+16.7
1982	2,194,714	888,087	-19.3	470.48	1,162.68	+ 6.0	1,032,569,043	-14.4

Table 8 shows the purchasing power of the dollar for each year since 1971. This is used to translate average values per acre into "real" terms (1971 dollars). In real terms real estate values have increased only 166 percent (almost 2 3/4 times) from 1971 to 1982. This compares with the 600 percent increase (almost 7 times) from 1971 to 1982 in current 1982 dollars. As mentioned earlier the inflation rate was above the increase in real estate values in 1982. This should detour the incentive to use real estate as a hedge against inflation. The highest increase in real estate value occurred on C.L.I. class 3 (+7.8 %), this is still 3.0 percent below the inflation rate. NOTE: Even though the largest increase in a single C.L.I. class was 7.8 percent many individual transactions may have increased (or decreased) by much more than that figure, it is not the purpose of this study to remark on the potential of individual transactions.

TABLE 8

REAL VALUE CHANGES - AGRICULTURAL REAL ESTATE VALUES

Year	Average Agricultural Real Estate Value		Purchasing Power Canadian (1971 Dollars)[1]	Real Value (1971 Dollars)		% Change From Previous Year
	Per Acre	Per Hectare		Per Acre	Per Hectare	
1971	67.32	166.35	100	67.32	166.35	N.A.
1972	83.10	205.34	95	78.94	195.06	+17.3
1973	91.72	226.64	89	81.63	201.70	+ 3.4
1974	118.92	293.85	80	95.14	235.09	+16.6
1975	144.83	357.87	72	104.23	257.55	+ 9.6
1976	177.39	438.33	67	118.85	293.67	+14.0
1977	213.39	527.29	61	130.17	321.65	+ 9.5
1978	269.12	665.00	57	153.40	379.05	+17.8
1979	323.84	800.21	52	168.40	416.11	+ 9.8
1980	385.61	952.84	48	185.09	457.35	+ 9.9
1981	443.95	1,097.00	42	186.46	460.74	+ 0.7
1982	470.48	1,162.56	38	178.78	441.77	- 4.1

1. Source: Statistics Branch, Alberta Agriculture, and based on Statistics Canada's Consumer Price Index. The purchasing power is given in cents.

SECTION III

SUMMARY

This report has reviewed the changing agricultural real estate situation in Alberta during 1982. Also value and total volume changes from the previous year, trends since 1971, and average values per unit according to soil capabilities were examined at the provincial level[1]. The appendices contain additional information regarding: a sample transfer document, and assurance fund fees.

A summary of defined agricultural real estate values and acres transferred for 1982 is provided in Table 9. A comparative summary for 1981 and 1982 is given in Figure 2. The average 1982 agricultural real estate transfer value in Alberta was $470 per acre ($1163 per hectare), approximately 6 percent higher than the previous year and almost 7 times the average value recorded in 1971[2]. Total value of land (and buildings) transferred indicates the large decrease in the number of acres transferred. The 14.4 percent decline in total value (Table 7) is the first decrease since 1971, also the 19.3 percent decline in acres transferred is the largest percentage decrease since 1971.

Total net farm income has increased from 1971, but has been somewhat variable. Net farm income declined from 1975 to 1977, showing substantial increases in 1978 and 1979, only to decline once more in 1980[3]. Net farm income appears to change in the same direction as total number of agricultural acres transferred on a year to year basis. Even though average values have continued to increase the acreage transferred has fluctuated since 1971[4]. Average values per acre increased by a much

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1. In addition, average values per acre and hectare by municipalities and C.L.I. classes are given in Appendix D.

2. See Table 7 of this report.

3. Indicated from data obtained from the Statistics Branch, Alberta Agriculture.

4. See Figure 1 (b).

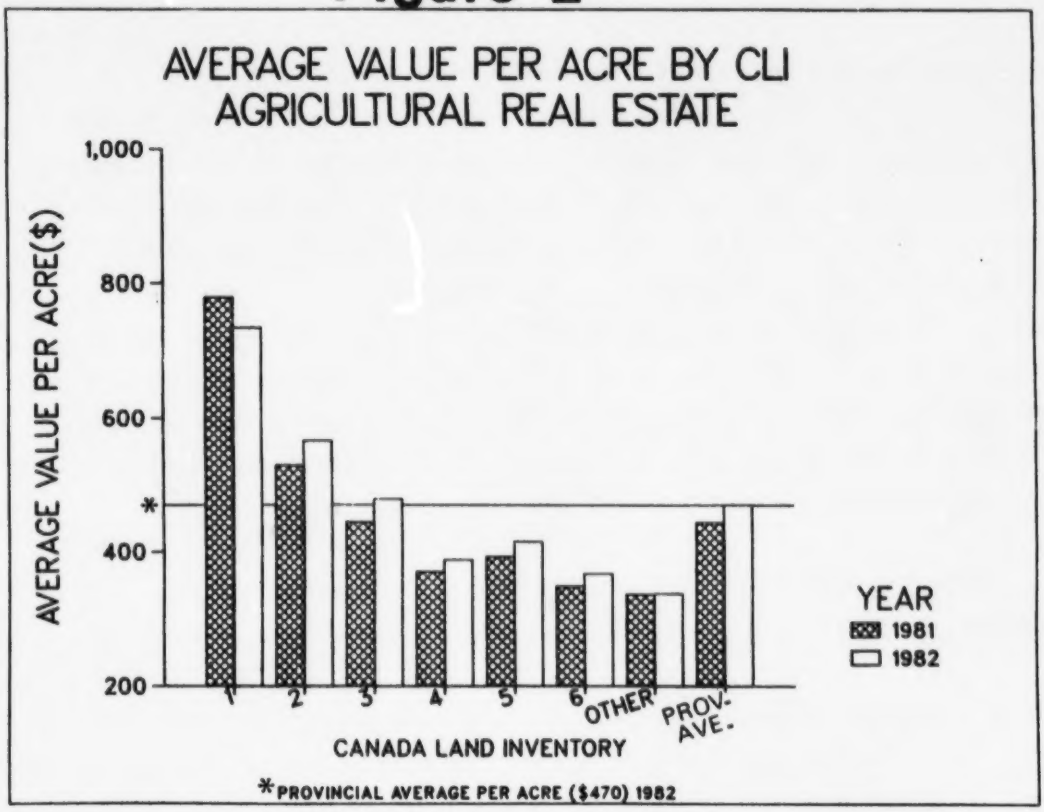
TABLE 9

AGRICULTURAL REAL ESTATE SUMMARY 1982

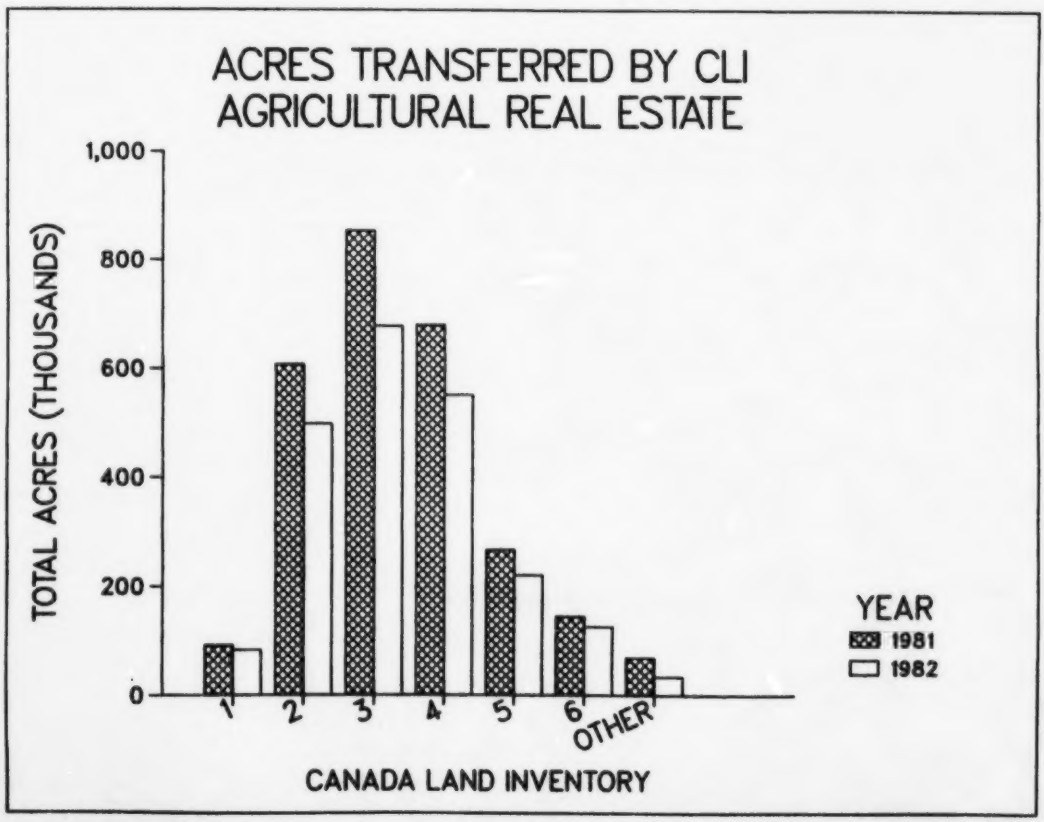
C.L.I. Classification	Total Land Transferred Acres	Hectares	Average Value of Land Transferred Per Acre	Per Hectare	Total Value Of Land Transferred
1	82,691	33,464	734.10	1,813.96	60,703,463
2	498,724	201,804	565.98	1,398.54	282,267,810
3	679,335	274,883	478.85	1,183.24	325,299,565
4	552,497	223,559	388.17	959.17	214,462,761
5	221,069	89,462	415.66	1,027.10	91,889,541
6	126,119	51,040	367.66	908.49	46,368,912
Other[1]	34,283	13,874	337.71	834.48	11,577,712
Total 1982	2,194,714	888,087	470.48	1,162.56	1,032,569,043.00
Total 1981	2,718,437	1,100,151	443.95	1,097.00	1,206,865,647.00
Total 1980	2,681.710	1,085,288	385.61	952.84	1,034,028,407.00
Total 1971	2,114,025	885,546	67.32	166.35	142,313,997.00
Percentage change 1981 - 1982	-19.27		+6.0		-14.44

Figure 2

a.


AVERAGE VALUE PER ACRE BY CLI
AGRICULTURAL REAL ESTATE
AVERAGE VALUE PER ACRE($)
1,000
800
600
*
400
200
1
2
3
4
5
6
OTHER
PROV-AVE.
CANADA LAND INVENTORY
YEAR
1981
1982
*PROVINCIAL AVERAGE PER ACRE ($470) 1982

b.


ACRES TRANSFERRED BY CLI
AGRICULTURAL REAL ESTATE
TOTAL ACRES (THOUSANDS)
1,000
800
600
400
200
0
1
2
3
4
5
6
OTHER
CANADA LAND INVENTORY
YEAR
1981
1982

more modest amount in 1982 (6.0 percent) while total value of agricultural real estate decreased by over 14 percent, a result of the large decrease in acreage transferred (19.3 percent). It is interesting to compare these results with the dramatic change in total net farm income for 1982, a decrease of approximately 35 percent over 1981[1]. Possibly both the decrease in acreage transferred and the smaller than average increase in average values can be partly attributed to the 35 percent decline in total net farm income. Yearly changes in agricultural real estate trends may be the result of numerous factors such as those discussed in section I. Much more detailed investigation would be required to determine actual relationships between these factors.

There are other important considerations in regards to the increases in real estate values which should be mentioned here:

1. Generally speaking, very little of the increase in agriculture real estate prices has been directly related to any increase in productive value;

2. In making real estate purchase decisions, farmers cannot necessarily expect production to pay all the cost, putting a degree of reliance on capital gains over time from appreciation. Off-farm work may be actively pursued to lessen the financial burden.

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1. Statistics Canada, Agriculture Division.

3. Farmers have their assets greatly appreciating, increasing their equity levels and thus their borrowing power in capital markets. Also, appreciated asset value provides considerable additional income with retirement (if assets are sold);

4. Agricultural real estate price increases place undue constraints on: the expansion of farm units; farm consolidation; and new entrants into farming.

Table 10 shows that defined agricultural real estate was the major category of land transferred in Alberta in terms of acreage, but not in terms of total value. In 1981 non-agricultural real estate amounted to 337,196 acres, 15.5 percent higher than the 1982 figure.

TABLE 10

AGRICULTURAL[1] AND NON-AGRICULTURAL[2] REAL ESTATE COMPARISON 1982[3].

CATEGORY	DEFINED AGRICULTURAL REAL ESTATE	NON-AGRICULTURAL REAL ESTATE
Total value of land transferred	$1,032,569,043	$1,118,971,822
Total acres transferred	2,194,714	284,833
Total hectares transferred	888,087	115,270
Average value per acre	$470.48	$3,928.52
Average value per hectare	$1,162.56	$9,707.37

1. Defined as parcels greater than 60 acres (25 hectares) and valued between $5 and $1500 per acre ($12 and $3700 per hectare)

2. Not subject to the preceding restrictions.

3. Approximately 117,000 acres are not in either defined agricultural real estate or non-agricultural real estate since not enough information is known about them on a case by case basis.

Approximately 88 percent of the 2.5 million rural acres transferred in 1982 were categorized as agricultural (but only 48 percent of the total value). Therefore, the development of land for non-agricultural uses brings substantially higher values per acre. This includes land with high productive potential which is generally in or near the urban fringe area. Non-agricultural competition poses a dilemma for agricultural land use in the urban fringe area and other rural areas in Alberta.

APPENDIX A
LAND TRANSFER DOCUMENT - SAMPLE
ASSURANCE FUND VALUES

ASSURANCE FUND VALUES

LAND TITLES

FORM 39

(Section 161)

I, ... of
(name in full)

Canada
Province of Alberta .....
(residence) (occupation)

Make Oath and Say:

1. I am (one of) the transferee (or agent of the transferee) named in the within or annexed transfer and I know the lands therein described.

2. I know the circumstances of the said transfer and the true consideration paid by me is as follows:

(Give full details: cash, assumption of mortgage, exchange or other consideration with cash value of same)

3. The transferor named in the said transfer is the person from whom I acquired the said lands. (If otherwise, give particulars).

4. The present value of the land, in my opinion, is $.....

("Land" includes buildings and all other improvements affixed to the land)

Sworn before me at the .....
of ..... in the
Province of Alberta, this ....
..... day of ....., (signature)
A.D. .....

.....
(Commissioner for Oaths in and
for the Province of Alberta).

(R.S.A. 1955, c. 170, Schedule, Form 39:
Alta. Reg. 33/57 & 165/57)

APPENDIX B

SELECTED TRANSFER FEES

Selected Transfer Fees

With the registration of a transfer of title under The Land Titles Act: there are certain fees charged that are dependant upon the "assurance fund value" indicated by the purchaser or his agent in the Affidavit of Transferee (Appendix A). The following excerpts were taken from the Registrars Tariffs of Fees (Alberta Regulation 360/78 as amended, effective January 30, 1980).[1]

1. (1) the following fees are hereby prescribed as:

a) the fees for the performance of a duty by the Registrar,
b) the assurance fund fees.

(2) For each fee prescribed 95% of the total amount is payable as the fee for the performance of the duty specified and 5% of the total amount is payable as the assurance fund fee.

FEES ON GRANTS FROM THE CROWN

3. For registering a Transfer, a Vesting Order or an application to bring land under The Land Titles Act:

a) where the value of the property does not exceed $10,000.....$10.00
b) where the value of the property exceeds $10,000.....$10.00
i) in addition for each $1,000 or fraction thereof over $10,000 and up to $100,000.....$1.00
ii) in addition for each $1,000 or fraction thereof over $100,000.....$50.00

1 Forwarded by Ken Payne, Assistant Inspector of Land Titles Offices, Edmonton. July 17, 1981.

APPENDIX C
REAL ESTATE VALUES IN THE EDMONTON AND CALGARY PERIPHERIES

REAL ESTATE VALUES IN THE EDMONTON AND CALGARY PERIPHERIES

The value of real estate is often influenced by its proximity to urban centers. Speculation and the demand for periphery land for country residential living, industrial, commercial or other non-agricultural uses exert upward pressure on the value of all real estate near urban centers.

Information provided in Tables 11 and 12, and Maps 5 and 6 include only those transfers in the urban peripheries of Edmonton and Calgary which were legally described by Section - Township - Range - Meridian. Transfers by Lot - Block - Plan description are excluded. By definition, the Edmonton periphery is inclusive of Townships 49 to 56 and Range 20, west of the 4th meridian to Range 1, west of the 5th meridian. The Calgary periphery is defined as inclusive of Townships 20 to 27 and Range 26, west of the 4th meridian to Range 5, west of the 5th meridian.

Tables 11 and 12 indicate higher values for smaller parcel sizes on a per acre basis. This is probably due to the fact that many of these smaller parcels are used for acreages therefore a house will represent a much larger proportion of the per acre price relative to larger acreages. The average values were, in total, 39 percent lower in the Edmonton area and 30 percent higher in the Calgary area comparing 1982 with 1981. Calgary and Edmonton over the past have had quite different market situations from year to year, however, this is the largest difference between the two cities since this comparison was started in 1978. The 69% difference between Edmonton's decrease and Calgary's increase in average values was suprising in view of the sluggish economy throughout 1982. Further, the total land transferred from 1981 to 1982 declined 21 percent (from 75,000 acres to 59,200 acres) in the Edmonton periphery, while Calgary decreased 15 percent (from 95,300 acres to 81,700 acres) in the same period.

As a result of the 1982 annexation by the City of Edmonton there are approximately 86,000 acres which are no longer in the defined Edmonton periphery area. Also, the extended sprawl of the Edmonton boundaries not only affects agricultural land taken in by the annexation, but also land which is located near the new city boundaries. It will be interesting to study how this annexation will affect agricultural real estate values in future years.

The SYMAPS (Map 4 and 5) provide some insight into the direction and degrees to which agricultural land values have been increasing around the urban peripheries. The SYMAPS provide close-up analysis of the highest valued agricultural lands in Alberta, where prices are most influenced by competition from non-agricultural sources.

TABLE 11

TRANSFER VALUES IN THE EDMONTON PERIPHERY - 1982

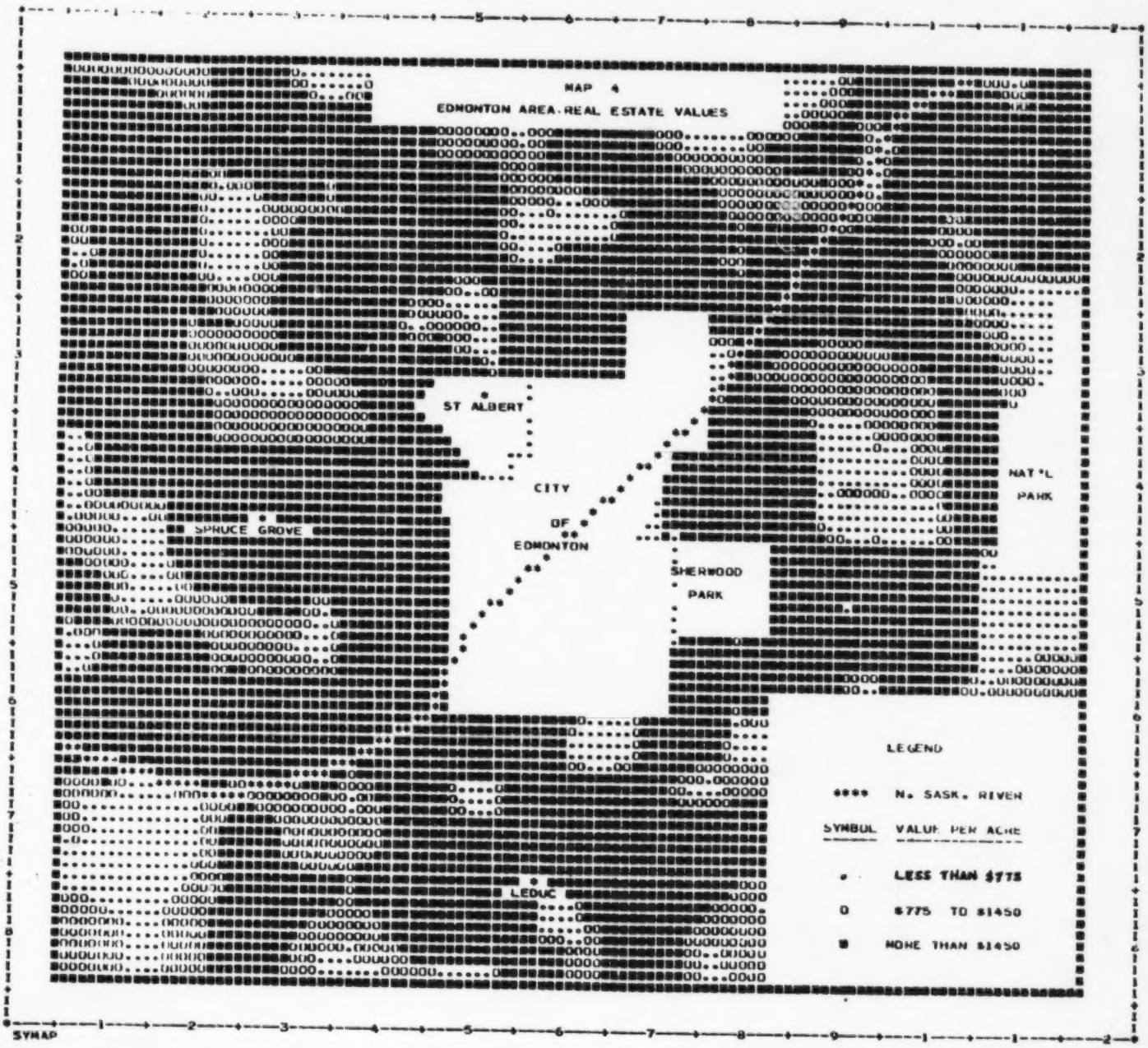
Size Class Acres	1982 Total Acres Transferred	1981 Average Value Per Acre ($)	1982 Average Value Per Acre ($)	%Change In Average Value
0 + - 5	225	26,330.40	17,257.83	-34.5
5 + - 35	1,088	10,556.43	4,804.50	-54.5
35 + - 70	2,013	7,128.99	2,203.64	-69.1
70 + - 90	7,987	2,059.60	1,880.02	- 8.7
90 + -150	7,828	3,860.65	1,836.94	-52.4
150 + -170	34,492	2,131.56	1,505.11	-29.4
170 +	5,602	1,336.18	979.43	-26.7
Total	59,235	2,772.41	1,693.96	-38.9

Size Class (Hectares)	1982 Total Hectares Transferred	1981 Average Value Per Hectare($)	1982 Average Value Per Hectare($)	% Change In Average Value
0 + - 5	91	65,062.42	42,644.10	-34.5
5 + - 35	440	26,084,94	11,871.92	-54.5
35 + - 70	815	17,615.73	5,445.19	-69.1
70 + - 90	3,232	5,089.27	4,645.53	- 8.7
90 + -150	3,168	9,539.67	4,539.08	-52.4
150 + -170	13,959	5,267.08	3,719.13	-29.4
170 +	2,267	3,301.70	2,420.17	-26.7
Total	23,972	6,850.62	4,185.78	-38.9

TRANSFER VALUES IN THE CALGARY PERIPHERY - 1982

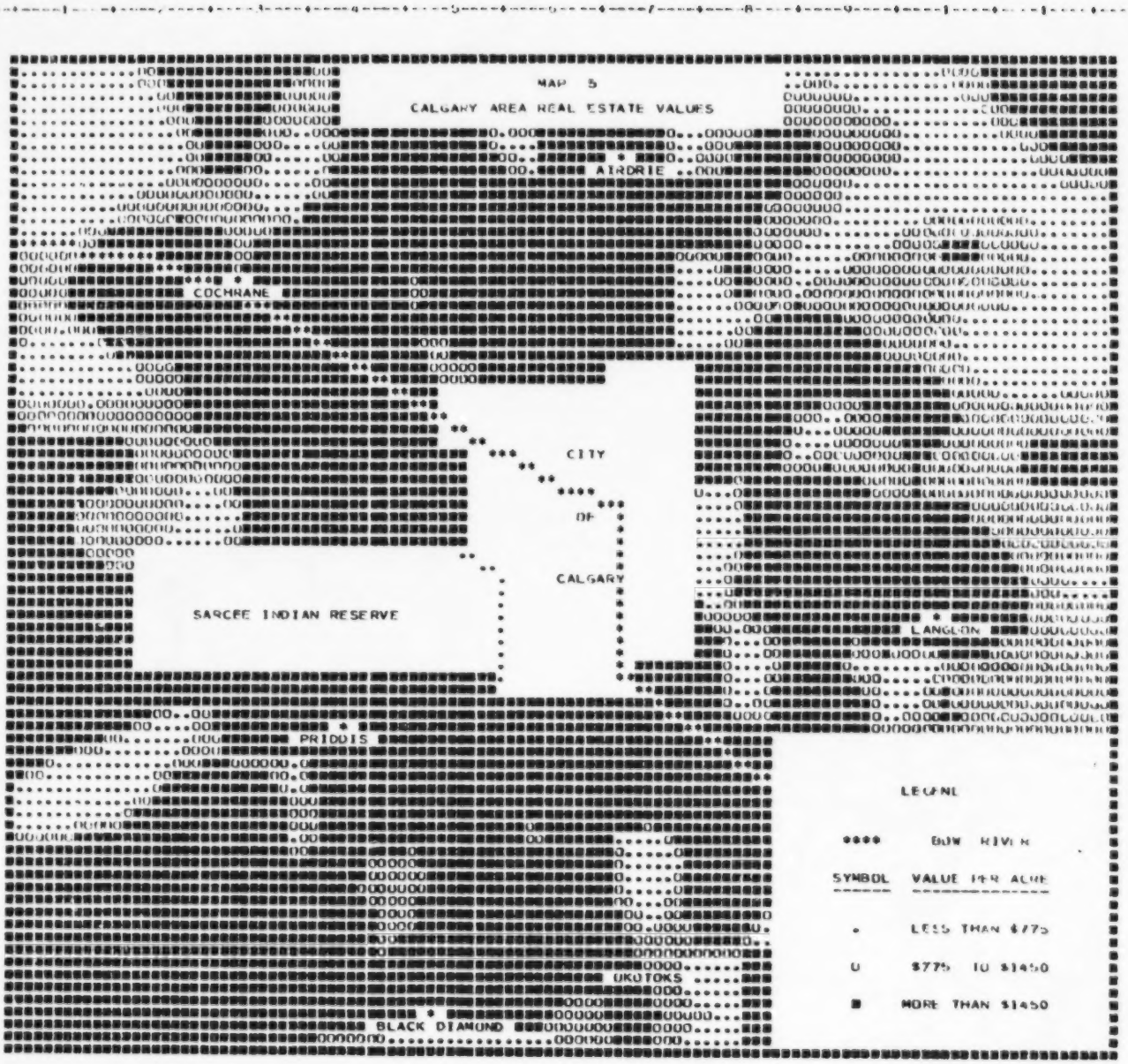
Size Class (Acres)	1982 Total Acres Transferred	1981 Average Value Per Acre ($)	1982 Average Value Per Acre ($)	% Change in Average Value
0 + - 5	65	30,133.73	45,349.45	+50.5
5 + - 35	1,789	7,420.46	6,438.90	-13.2
35 + - 70	3,413	4,537.96	4,030.58	-11.2
70 + - 90	2,685	3,434.41	4,608.39	+34.2
90 + -150	6,240	3,631.53	2,847.56	-21.6
150 + -170	40,071	2,002.31	2,053.77	+ 2.6
170 +	26,424	1,757.06	4,350.91	+147.6
Total	80,687	2,429.29	3,168.15	+30.4

Size Class (Hectares)	1982 Total Hectares Transferred	1981 Average Value Per Hectare ($)	1982 Average Value Per Hectare ($)	% Change in Average Value
0 + - 5	26	74,460.45	112,058.50	+50.5
5 + - 35	724	18,335.96	15,911.52	-13.2
35 + - 70	1,381	11,213.30	9,959.57	-11.2
70 + - 90	1,087	8,486.43	11,387.33	+34.2
90 + -150	2,525	8,973.51	7,036.32	-21.6
150 + -170	16,217	4,947.71	5,074.87	+ 2.6
170 -	10,694	4,341.69	10,751.10	+147.6
Total	32,654	6,002.78	7,828.50	+30.4



SYMAP

0.0 MINUTES FOR MAP


MAP 5
CALGARY AREA REAL ESTATE VALUES
AIRDRIE
COCHRANE
CITY
OF
CALGARY
SARCEE INDIAN RESERVE
LANGDON
PRIDDIS
OKOTOKS
BLACK DIAMOND
LEGEND
BOW RIVER
SYMBOL
VALUE PER ACRE
LESS THAN $775
$775 TO $1450
MORE THAN $1450

APPENDIX D
AGRICULTURAL REAL ESTATE TRANSFERS BY MUNICIPALITY AND C.L.I. RATING, 1982

Alberta
CANADA

MUNICIPALITIES

TABLE 13

AGRICULTURAL REAL ESTATE TRANSFERS BY MUNICIPALITY
AND C.L.I. RATING, 1982
ACRES

Municipality		Agricultural C.L.I. Rating 1	2	3	4	5	6	7	Organic	Unspecified	Total
County 1											
Grande	Acres	-	28,979	13,368	7,144	4,865	2,524	3,359	160	160	60,560
Prairie	Avg. Value	-	448.09	421.13	358.86	315.52	494.28	404.62	156.00	271.00	419.23
County 2	Acres	1,507	22,494	24,363	13,576	1,194	480	-	-	321	63,934
Vulcan	Avg. Value	423.91	539.02	614.24	527.26	437.34	300.00	-	-	610.20	559.14
County 3	Acres	787	11,724	11,618	7,049	5,659	3,329	-	-	-	40,166
Ponoka	Avg. Value	681.61	583.15	592.30	453.45	361.38	466.25	-	-	-	524.03
County 4	Acres	2,975	5,853	6,656	9,615	13,306	1,297	763	-	120	40,586
Newell	Avg. Value	557.25	780.51	682.43	519.78	299.58	521.72	288.22	-	729.00	509.81
County 5	Acres	-	23,398	12,374	8,014	2,756	1,070	-	-	417	48,028
Warner	Avg. Value	-	631.60	505.76	624.16	629.90	179.00	-	-	648.51	587.91
County 6	Acres	-	13,420	14,122	12,272	5,172	896	-	-	-	45,882
Stettler	Avg. Value	-	469.68	428.33	432.75	350.60	90.08	-	-	-	426.24
County 7	Acres	-	2,022	11,871	5,937	555	2,803	-	-	-	23,187
Thorhild	Avg. Value	-	508.35	391.81	331.95	501.55	361.99	-	-	-	385.67
County 8											
Forty	Acres	4,715	6,045	18,988	28,602	3,895	2,310	182	-	-	64,737
Mile	Avg. Value	973.73	650.72	552.17	422.11	256.66	304.78	230.00	-	-	507.10
County 9	Acres	574	18,012	9,627	6,697	1,599	1,872	-	-	-	383.82
Beaver	Avg. Value	227.72	477.69	433.79	296.09	493.23	232.04	-	-	-	419.92
County 10	Acres	3,678	5,494	7,183	9,307	2,772	2,722	-	-	320	31,476
Wetaskiwin	Avg.Value	831.68	605.30	431.96	415.53	480.41	472.10	-	-	750.00	515.00

TABLE 13 (Cont.)

Municipality		Agricultural C.L.I. Rating 1	2	3	4	5	6	7	Organic	Unspecified	Total
County 11	Acres	-	7,071	8,552	7,716	591	1,580	-	-	-	25,510
Barrhead	Avg. Value	-	565.20	454.10	429.09	151.06	271.83	-	-	-	459.02
County 12	Acres	-	147	9,192	18,987	2,207	9,733	-	-	304	40,571
Athabasca	Avg. Value	-	237.00	328.91	269.82	188.31	227.27	-	-	345.07	269.01
County 13											
Smoky	Acres	80	4,282	5,889	5,126	2,400	1,623	-	-	-	19,400
Lake	Avg. Value	880.00	411.55	244.79	244.02	269.23	188.53	-	-	-	282.31
County 14	Acres	616	12,403	11,977	8,048	4,465	639	-	-	-	38,148
Lacombe	Avg. Value	510.65	871.87	729.06	587.36	617.59	618.02	-	-	-	727.16
County 16	Acres	1,527	11,777	17,573	20,548	3,417	-	-	-	-	54,887
Wheatland	Avg. Value	811.10	822.83	572.61	449.13	596.11	-	-	-	-	588.37
County 17											
Mountain	Acres	12,980	5,159	14,815	2,521	16,248	1,667	87	-	-	53,476
View	Avg. Value	844.29	848.07	897.65	821.03	695.49	539.17	919.00	-	-	803.74
County 18	Acres	-	158	22,904	11,097	5,563	2,747	-	-	-	42,468
Paintearth	Avg. Value	-	475.00	397.82	222.53	209.50	379.37	-	-	-	326.44
County 19	Acres	-	2,180	11,557	7,607	6,128	1,402	-	-	159	29,032
St. Paul	Avg. Value	-	414.62	343.10	265.03	252.31	202.51	-	-	220.00	301.39
County 20	Acres	1,101	769	1,972	1,679	1,045	-	-	-	-	6,566
Strathcona	Avg. Value	662.79	885.98	733.56	519.37	347.63	-	-	-	-	623.34
County 21	Acres	2,721	5,592	14,764	5,002	630	1,165	-	-	158	30,032
Two Hills	Avg. Value	671.18	459.34	337.58	330.16	152.03	455.85	-	-	248.00	389.47

TABLE 13 (Cont.)

Municipality		Agricultural C.L.I. Rating 1	2	3	4	5	6	7	Organic	Unspecified	Total
County 22 Camrose	Acres	2,869	23,104	7,662	4,048	1,204	509	-	-	144	39,540
	Avg. Value	589.28	708.62	613.24	750.40	546.07	679.88	-	-	1,113.00	681.91
County 23 Red Deer	Acres	1,263	14,129	14,925	10,228	5,623	1,335	266	-	267	48,036
	Avg. Value	1,014.64	841.17	754.60	587.11	534.22	593.07	381.48	-	841.45	719.36
County 24 Vermilion River	Acres	-	16,826	22,718	13,319	3,647	1,887	-	-	-	58,398
	Avg. Value	-	473.40	406.50	435.91	291.57	174.63	-	-	-	417.80
County 25 Leduc	Acres	4,767	5,244	10,265	9,766	1,473	2,544	-	-	-	34,060
	Avg. Value	772.45	836.47	565.00	599.31	311.14	490.54	-	-	-	629.13
County 26 Lethbridge	Acres	1,770	19,686	6,298	2,350	778	1,380	391	-	-	32,653
	Avg. Value	828.95	671.72	575.35	383.34	622.69	246.98	705.00	-	-	622.18
County 27 Minburn	Acres	1,277	14,087	9,635	5,296	390	623	-	-	-	31,307
	Avg. Value	372.99	398.70	427.25	323.29	294.44	208.54	-	-	-	388.60
County 28 Lac St. Anne	Acres	-	3,107	10,082	11,844	4,178	2,707	565	-	-	32,482
	Avg. Value	-	479.25	389.45	413.88	285.48	325.45	394.97	-	-	388.34
County 29 Flagstaff	Acres	959	17,744	25,783	2,858	160	1,891	-	-	-	49,395
	Avg. Value	687.93	591.05	481.72	330.75	625.00	242.56	-	-	-	507.57
County 30 Lamont	Acres	2,856	15,095	6,806	2,178	2,075	1,665	-	-	271	30,945
	Avg. Value	635.98	459.71	459.49	502.50	352.31	353.77	-	-	480.00	466.21
County 31 Parkland	Acres	506	2,031	5,008	9,464	2,876	4,346	174	-	-	24,404
	Avg. Value	291.40	599.57	385.03	519.03	585.24	499.97	388.00	-	-	497.00

TABLE 13 (Cont.)

Municipality		Agricultural C.L.I. Rating 1	2	3	4	5	6	7	Organic	Unspecified	Total
Municipal District 6	Acres	-	6,304	8,388	8,721	4,618	535	-	-	-	28,566
	Avg. Value	-	757.13	673.51	521.76	496.18	534.65	-	-	-	614.37
Municipal District 9	Acres	-	6,886	7,005	1,425	10,462	3,860	320	-	160	30,118
	Avg. Value	-	481.91	570.19	372.01	409.26	403.27	350.00	-	700.00	461.69
Municipal District 14	Acres	2,142	2,781	13,998	9,881	3,093	5,525	-	-	-	37,420
	Avg. Value	751.40	887.00	739.64	629.62	681.71	454.50	-	-	-	675.32
Municipal District 26	Acres	-	27,997	15,701	7,158	11,879	2,246	-	-	-	64,981
	Avg. Value	-	619.82	622.74	486.04	464.26	212.32	-	-	-	563.27
Municipal District 31	Acres	-	10,732	14,732	2,294	9,328	639	-	-	-	37,726
	Avg. Value	-	639.19	705.83	558.86	695.80	1,000.39	-	-	-	680.44
Municipal District 34	Acres	-	-	8,787	6,211	939	-	-	-	-	15,937
	Avg. Value	-	-	311.96	299.73	235.89	-	-	-	-	302.71
Municipal District 44	Acres	10,864	8,089	10,914	2,985	6,420	3,408	-	-	-	42,679
	Avg. Value	714.01	730.65	820.72	573.88	686.31	904.75	-	-	-	745.72
Municipal District 47	Acres	2,225	2,525	14,807	4,964	1,892	481	670	-	-	27,565
	Avg. Value	522.06	555.57	486.38	295.59	233.55	282.82	187.87	-	-	433.07
Municipal District 48	Acres	8,714	11,781	17,769	4,348	1,017	843	289	-	-	44,761
	Avg. Value	843.28	769.89	754.42	589.58	294.14	367.83	101.00	-	-	737.81
Municipal District 52	Acres	-	1,527	13,607	12,558	7,492	2,643	-	-	-	37,826
	Avg. Value	-	652.46	356.10	251.42	195.74	245.74	-	-	-	293.84

TABLE 13 (Cont.)

Municipality		Agricultural C.L.I. Rating 1	2	3	4	5	6	7	Organic	Unspecified	Total
Municipal District 61	Acres	-	5,743	15,482	12,060	1,752	2,379	-	-	-	37,415
	Avg. Value	-	483.74	417.76	360.79	245.69	203.35	-	-	-	387.84
Municipal District 87	Acres	-	-	8,852	9,799	3,663	1,464	-	-	-	23,778
	Avg. Value	-	-	377.51	361.91	426.06	476.08	-	-	-	384.63
Municipal District 90	Acres	5,509	4,002	4,270	2,069	308	355	-	-	120	16,632
	Avg. Value	637.34	623.27	479.58	854.41	1,009.55	540.34	-	-	91.00	621.35
Municipal District 92	Acres	2,203	9,035	12,189	8,931	1,063	5,999	-	-	713	40,134
	Avg. Value	634.40	659.26	462.81	500.12	313.67	367.21	-	-	497.39	507.13
Municipal District 130	Acres	-	13,114	11,991	3,802	640	160	861	-	-	30,568
	Avg. Value	-	406.12	323.16	290.17	273.00	150.00	338.33	-	-	353.12
Municipal District 133	Acres	-	4,246	3,627	-	-	-	637	-	1117	9,627
	Avg. Value	-	473.50	377.60	-	-	-	224.74	-	631.62	439.20
Municipal District 135	Acres	-	2,268	3,773	730	480	-	161	-	-	7,412
	Avg. Value	-	433.83	421.94	221.43	275.61	-	248.00	-	-	392.57
Municipal District 136	Acres	-	8,534	3,446	951	-	-	1,279	159	-	14,369
	Avg. Value	-	375.83	350.92	333.94	-	-	222.63	251.00	-	352.07

TABLE 13 (Cont.)

Municipality		Agricultural C.L.I. Rating 1	2	3	4	5	6	7	Organic	Unspecified	Total
Improvement District 1	Acres	1,460	4,333	11,406	30,442	4,717	3,181	160	-	475	56,174
	Avg. Value	621.13	533.98	438.94	358.57	349.84	501.45	187.00	-	422.86	402.66
ID 6	Acres	-	-	318	-	3,044	1,254	-	-	-	4,616
	Avg. Value	-	-	500.00	-	365.89	380.98	-	-	-	379.23
ID 7	Acres	-	-	161	1,283	-	320	70	-	-	1,833
	Avg. Value	-	-	217.00	373.81	-	150.00	1,438.00	-	-	361.33
ID 8	Acres	-	-	-	-	1,248	801	-	-	404	2,453
	Avg. Value	-	-	-	-	570.51	957.44	-	-	342.00	659.20
ID 10	Acres	-	1,733	1,894	13,459	7,802	6,270	248	-	312	31,718
	Avg. Value	-	604.09	578.76	637.61	585.14	576.14	1,127.32	-	506.04	609.75
ID 14	Acres	-	2,235	1,180	12,827	6,229	10,414	-	-	142	33,027
	Avg. Value	-	291.34	390.66	295.17	412.08	244.10	-	-	34.00	303.15
ID 15	Acres	-	459	1,595	8,076	1,426	1,428	-	-	-	12,984
	Avg. Value	-	233.87	346.41	297.93	272.98	190.36	-	-	-	287.05
ID 16	Acres	-	5,728	24,171	10,738	-	960	1,227	-	465	43,289
	Avg. Value	-	222.17	261.60	236.80	-	377.60	232.59	-	445.83	253.95
ID 17	Acres	-	12,313	16,597	9,721	1,053	2,812	737	-	610	43,842
	Avg. Value	-	310.49	279.97	235.71	155.85	203.29	327.35	-	299.52	271.89
ID 18	Acres	-	-	792	15,353	6,562	2,661	-	-	-	25,367
	Avg. Value	-	-	302.36	294.35	217.12	138.45	-	-	-	258.27

TABLE 13 (Cont.)

Municipality		Agricultural C.L.I. Rating									
		1	2	3	4	5	6	7	Organic	Unspecified	Total
I.D. 19	Acres	-	8,345	14,504	4,968	477	319	638	476	-	29,727
	Avg. Value	-	360.58	288.60	286.65	376.79	221.71	223.68	163.69	-	305.78
I.D. 20	Acres	-	8,979	11,503	4,445	1,268	161	2,527	-	5,206	34,088
	Avg. Value	-	295.86	228.93	183.31	300.14	186.00	277.52	-	232.46	247.20
I.D. 21	Acres	-	1,582	10,327	12,466	1,368	480	307	2,235	1,918	30,683
	Avg. Value	-	449.17	270.02	233.59	226.54	262.33	292.50	212.11	277.35	258.86
I.D. 22	Acres	-	9,135	11,626	9,507	312	1,531	-	-	899	33,009
	Avg. Value	-	295.94	278.32	183.70	272.00	149.76	-	-	344.94	251.73
I.D. 23	Acres	-	-	7,076	11,626	1,596	1,085	-	-	155	21,538
	Avg. Value	-	-	232.48	249.25	228.65	230.60	-	-	547.00	243.42
Special Area 2	Acres	-	318	1,425	14,232	6,635	714	-	-	-	23,324
	Avg. Value	-	299.00	239.52	247.53	224.22	276.00	-	-	-	241.98
Special Area 3	Acres	-	-	159	15,823	2,768	595	-	-	-	19,345
	Avg. Value	-	-	452.00	267.56	197.72	764.17	-	-	-	274.36
Special Area 4	Acres	-	-	6,759	10,785	2,661	1,857	-	-	-	22,061
	Avg. Value	-	-	323.09	263.23	203.89	231.53	-	-	-	271.74

TABLE 14

AGRICULTURAL REAL ESTATE TRANSFERS BY MUNICIPALITY
AND C.L.I. RATING, 1982
HECTARES

Municipality		Agriculture C.L.I. Rating 1	2	3	4	5	6	7	Organic	Unspecified	Total
County 1											
Grande	Hectares	-	11,728	5,410	2,891	1,969	1,022	1,359	65	65	24,508
Prairie	Avg. Value	-	1,107.24	1,040.61	886.74	779.66	1,221.37	999.82	385.48	669.64	1,035.94
County 2	Hectares	610	9,103	9,859	5,494	483	194	-	-	130	25,873
Vulcan	Avg. Value	1,047.48	1,331.93	1,517.80	1,302.87	1,080.67	741.30	-	-	1,507.81	1,381.64
County 3	Hectares	318	4,745	4,702	2,853	2,290	1,347	-	-	-	16,255
Ponoka	Avg. Value	1,684.27	1,440,97	1,463.57	1,120.48	892.96	1,152.10	-	-	-	1,294.88
County 4	Hectares	1,204	2,369	2,694	3,891	5,385	525	309	-	49	16,425
Newell	Avg. Value	1,376.96	1,928.65	1,686.29	1,284.37	740.26	1,289.16	563.92	-	1,801.36	1,259.74
County 5	Hectares	-	9,469	5,008	3,243	1,115	433	-	-	169	19,437
Warner	Avg. Value	-	1,560.70	1,249.73	1,542.29	1,556.48	442.33	-	-	1,602.46	1,452.72
County 6	Hectares	-	5,431	5,715	4,966	2,093	362	-	-	-	18,568
Stettler	Avg. Value	-	1,160.58	1,058.40	1,069.32	866.34	222.60	-	-	-	1,053.24
County 7	Hectares	-	818	4,804	2,403	224	1,134	-	-	-	9,384
Thorhild	Avg. Value	-	1,256.13	968.16	820.26	1,239.34	894.49	-	-	-	952.99
County 8	Hectares	1,908	2,446	7,684	11,575	1,576	935	74	-	-	26,198
Forty Mile	Avg. Value	2,406.09	1,607.93	1,364.43	1,043.04	634.22	753.11	568.33	-	-	1,253.06
County 9	Hectares	232	7,289	3,869	2,710	647	758	-	-	-	15,533
Beaver	Avg. Value	562.70	1,180.38	1,071.90	731.64	1,218.78	573.37	-	-	-	1,037.62
County 10	Hectares	1,489	2,223	2,907	3,767	1,122	1,101	-	-	130	12,738
Wetaskiwin	Avg. Value	2,055.08	1,495.71	1,067.38	1,026.77	1,187.10	1,166.56	-	-	1,853.25	1,272.67

TABLE 14 (Cont.)

Municipality		Agriculture C.L.I. Rating									
		1	2	3	4	5	6	7	Organic	Unspecified	Total
County 11	Hectares	-	2,862	3,461	3,123	239	640	-	-	-	10,324
Barrhead	Avg. Value	-	1,396.61	1,122.07	1,060.28	373.27	671.70	-	-	-	1,134.23
County 12	Hectares	-	60	3,720	7,684	893	3,939	-	-	123	16,419
Athabasca	Avg. Value	-	585.63	812.73	666.73	465.33	561.58	-	-	852.66	664.73
County 13	Hectares	32	1,733	2,383	2,075	971	657	-	-	-	7,851
Smoky Lake	Avg. Value	2,174.48	1,016.95	604.87	602.96	665.26	465.85	-	-	-	697.59
County 14	Hectares	249	5,019	4,847	3,257	1,807	259	-	-	-	15,438
Lacombe	Avg. Value	1,261.82	2,154.39	1,801.51	1,451.37	1,526.06	1,527.14	-	-	-	1,796.82
County 16	Hectares	636	4,766	7,112	8,315	1,383	-	-	-	-	22,212
Wheatland	Avg. Value	2,004.24	2,033.23	1,414.92	1,109.80	1,472.99	-	-	-	-	1,453.96
County 17											
Mountain	Hectares	5,253	2,088	5,996	1,020	6,575	675	35	-	-	21,641
View	Avg. Value	2,086.25	2,095.59	2,218.10	2,028.78	1,718.57	1,332.29	2,270.85	-	-	1,986.06
County 18	Hectares	-	64	9,269	4,491	2,251	1,112	-	-	-	17,187
Paintearth	Avg. Value	-	1,173.73	983.03	549.88	517.66	937.42	-	-	-	806.65
County 19	Hectares	-	882	4,677	3,078	2,480	567	-	-	64	11,749
St. Paul	Avg. Value	-	1,024.52	847.81	654.90	623.47	500.41	-	-	543.62	744.73
County 20	Hectares	445	311	798	680	423	-	-	-	-	2,657
Strathcona	Avg. Value	1,637.75	2,189.25	1,812.64	1,283.37	859.00	-	-	-	-	1,540.28
County 21	Hectares	1,101	2,263	5,975	2,024	255	471	-	-	64	12,154
Two Hills	Avg. Value	1,658.48	1,135.02	834.16	815.83	375.68	1,126.40	-	-	612.81	962.38

TABLE 14 (Cont.)

Municipality		Agriculture C.L.I. Rating									
		1	2	3	4	5	6	7	Organic	Unspecified	Total
County 22 Camrose	Hectares	1,161	9,350	3,101	1,638	487	206	-	-	58	16,001
	Avg. Value	1,456.11	1,751.03	1,515.33	1,854.25	1,349.35	1,679.98	-	-	2,750.22	1,685.01
County 23 Red Deer	Hectares	511	5,718	6,040	4,139	2,279	540	108	-	108	19,440
	Avg. Value	2,507.18	2,078.55	1,864.62	1,450.74	1,320.05	1,465.47	942.63	-	2,079.22	1,777.55
County 24 Vermilion River	Hectares	-	6,809	9,194	5,390	1,476	764	-	-	-	23,633
	Avg. Value	-	1,169.73	1,004.47	1,077.13	720.48	431.51	-	-	-	1,032.40
County 25 Leduc	Hectares	1,929	2,122	4,154	3,952	596	1,030	-	-	-	13,784
	Avg. Value	1,908.73	2,066.92	1,396.12	1,480.90	768.82	1,212.13	-	-	-	1,554.58
County 26 Lethbridge	Hectares	716	7,967	2,549	951	315	559	158	-	-	13,214
	Avg. Value	2,048.34	1,659.84	1,421.68	947.23	1,538.67	610.29	1,742.05	-	-	1,537.42
County 27 Minburn	Hectares	517	5,701	3,899	2,143	158	252	-	-	-	12,670
	Avg. Value	921.65	985.19	1,055.72	798.85	727.57	515.31	-	-	-	960.23
County 28 Lac St.Anne	Hectares	-	1,257	4,080	4,793	1,691	1,095	229	-	-	13,145
	Avg. Value	-	1,184.23	962.33	1,022.69	705.43	804.19	975.97	-	-	959.58
County 29 Flagstaff	Hectares	388	7,181	10,434	1,157	65	765	-	-	-	19,990
	Avg. Value	1,699.88	1,460.48	1,190.34	817.29	1,544.37	599.36	-	-	-	1,254.22
County 30 Lamont	Hectares	1,156	6,109	2,754	881	840	674	-	-	110	12,523
	Avg. Value	1,571.51	1,135.94	1,135.40	1,241.67	870.56	874.17	-	-	1,186.08	1,152.01
County 31 Parkland	Hectares	205	822	2,027	3,830	1,164	1,759	70	-	-	9,876
	Avg. Value	720.04	1,481.54	951.40	1,282.52	1,446.14	1,235.43	958.75	-	-	1,228.06

TABLE 14 (Cont.)

Municipality		Agriculture C.L.I. Rating 1	2	3	4	5	6	7	Organic	Unspecified	Total
Municipal District 6	Hectares	-	2,551	3,394	3,530	1,869	216	-	-	-	11,560
	Avg. Value	-	1,870.86	1,664.24	1,289.26	1,226.07	1,321.12	-	-	-	1,518.10
M.D. 9	Hectares	-	2,787	2,835	577	4,234	1,562	130	-	65	12,189
	Avg. Value	-	1,190.80	1,408.93	919.23	1,011.28	996.49	864.85	-	1,739.70	1,140.82
M.D. 14	Hectares	867	1,125	5,665	3,999	1,252	2,236	-	-	-	15,144
	Avg. Value	1,856.70	2,191.77	1,827.65	1,555.79	1,684.52	1,123.07	-	-	-	1,668.71
M.D. 26	Hectares	-	11,330	6,354	2,897	4,807	909	-	-	-	26,297
	Avg. Value	-	1,531.59	1,538.80	1,201.00	1,147.20	524.65	-	-	-	1,391.84
M.D. 31	Hectares	-	4,343	5,962	929	3,775	259	-	-	-	15,267
	Avg. Value	-	1,579.44	1,744.12	1,380.95	1,719.32	2,471.97	-	-	-	1,681.38
M.D. 34	Hectares	-	-	3,556	2,513	380	-	-	-	-	6,450
	Avg. Value	-	-	770.84	740.63	582.87	-	-	-	-	747.99
M.D. 44	Hectares	4,396	3,274	4,417	1,208	2,598	1,379	-	-	-	17,272
	Avg. Value	1,764.32	1,805.44	2,028.00	1,418.05	1,695.87	2,235.65	-	-	-	1,842.67
M.D. 47	Hectares	901	1,022	5,992	2,009	766	195	271	-	-	11,155
	Avg. Value	1,290.01	1,372.82	1,201.84	730.40	577.10	698.84	464.24	-	-	1,070.12
M.D. 48	Hectares	3,527	4,768	7,191	1,760	412	341	117	-	-	18,115
	Avg. Value	2,083.74	1,902.40	1,864.18	1,456.84	726.82	908.90	249.57	-	-	1,823.15
M.D. 52	Hectares	-	618	5,506	5,082	3,032	1,069	-	-	-	15,308
	Avg. Value	-	1,612.22	879.93	621.26	483.67	607.23	-	-	-	726.09

TABLE 14 (Cont.)

Municipality		Agriculture C.L.I. Rating									
		1	2	3	4	5	6	7	Organic	Unspecified	Total
Municipal District 61	Hectares	-	2,324	6,266	4,880	709	963	-	-	-	15,142
	Avg. Value	-	1,195.31	1,032.30	891.52	607.10	502.49	-	-	-	958.36
M.D. 87	Hectares	-	-	3,582	3,966	1,482	592	-	-	-	9,623
	Avg. Value	-	-	932.84	894.28	1,052.78	1,176.40	-	-	-	950.41
M.D. 90	Hectares	2,230	1,620	1,728	837	125	144	-	-	48	6,731
	Avg. Value	1,574.87	1,540.09	1,185.04	2,111.25	2,494.58	1,335.17	-	-	224.86	1,535.35
M.D. 92	Hectares	892	3,656	4,933	3,614	430	2,428	-	-	289	16,242
	Avg. Value	1,567.59	1,629.04	1,143.61	1,235.80	775.07	907.38	-	-	1,229.06	1,253.13
M.D. 130	Hectares	-	5,307	4,853	1,539	259	65	349	-	-	12,371
	Avg. Value	-	1,003.52	798.53	717.00	674.58	370.65	836.02	-	-	872.55
M.D. 133	Hectares	-	1,718	1,468	-	-	-	258	-	452	3,896
	Avg. Value	-	1,170.03	933.06	-	-	-	555.34	-	1,559.36	1,085.27
M.D. 135	Hectares	-	918	1,527	295	194	-	65	-	-	3,000
	Avg. Value	-	1,072.00	1,042.62	547.15	681.03	-	612.81	-	-	970.05
M.D. 136	Hectares	-	64	3,454	1,395	-	-	385	518	-	5,815
	Avg. Value	-	620.22	928.68	867.12	-	-	825.17	550.12	-	869.96

TABLE 14 (Cont.)

Municipality		Agriculture C.L.I. Rating									
		1	2	3	4	5	6	7	Organic	Unspecified	Total
Improvement District 1	Hectares	591	1,753	4,616	12,320	1,909	1,288	65	-	192	22,733
	Avg. Value	1,534.82	1,319.47	1,084.62	886.04	864.46	1,239.09	462.08	-	1,344.89	994.98
I.D. 6	Hectares	-	-	129	-	1,232	507	-	-	-	1,868
	Avg. Value	-	-	1,235.50	-	904.12	941.39	-	-	-	937.08
I.D. 7	Hectares	-	-	65	519	-	130	28	-	-	742
	Avg. Value	-	-	536.21	923.69	-	370.65	3,553.30	-	-	892.85
I.D. 8	Hectares	-	-	-	-	505	324	-	-	163	993
	Avg. Value	-	-	-	-	1,409.73	2,365.84	-	-	845.08	1,628.88
I.D. 10	Hectares	-	701	766	5,447	3,157	2,537	100	-	126	12,836
	Avg. Value	-	1,492.70	1,430.12	1,575.55	1,445.88	1,423.63	2,785.62	-	1,250.44	1,506.67
I.D. 14	Hectares	-	905	477	5,191	2,521	4,214	-	-	57	13,366
	Avg. Value	-	719.89	965.32	729.37	1,018.24	603.18	-	-	84.01	749.07
I.D. 15	Hectares	-	186	645	3,268	577	578	-	-	-	5,255
	Avg. Value	-	577.89	855.97	736.17	674.53	470.39	-	-	-	709.29
I.D. 16	Hectares	-	2,318	9,782	4,346	-	389	497	-	188	17,519
	Avg. Value	-	548.97	646.41	585.13	-	933.05	574.72	-	1,101.65	627.53
I.D. 17	Hectares	-	4,983	6,717	3,934	426	1,138	298	-	247	17,743
	Avg. Value	-	767.22	691.80	582.43	385.11	502.33	808.89	-	740.10	671.85
I.D. 18	Hectares	-	-	321	6,213	2,656	1,077	-	-	-	10,266
	Avg. Value	-	-	747.13	727.34	536.50	342.12	-	-	-	638.19

Table 14 (Cont.)

Municipality		Agriculture C.L.I. Rating									
		1	2	3	4	5	6	7	Organic	Unspecified	Total
I.D. 19	Hectares	-	3,377	5,869	2,011	193	129	258	193	-	12,030
	Avg. Value	-	890.99	713.13	708.32	931.05	547.85	552.73	404.48	-	755.59
I.D. 20	Hectares	-	3,634	4,655	1,799	513	65	1,023	-	2,107	13,795
	Avg. Value	-	731.07	565.68	452.96	741.64	459.61	685.74	-	574.42	610.83
I.D. 21	Hectares	-	640	4,179	5,045	553	194	124	904	776	12,417
	Avg. Value	-	1,109.91	667.22	577.20	559.78	648.23	722.76	524.13	685.34	639.65
I.D. 22	Hectares	-	3,697	4,705	3,847	126	620	-	-	364	13,359
	Avg. Value	-	731.27	687.72	453.92	672.11	370.06	-	-	852.34	622.03
I.D. 23	Hectares	-	-	2,863	4,705	646	439	-	-	63	8,716
	Avg. Value	-	-	574.46	615.90	564.99	569.81	-	-	1,351.64	601.49
Special Area 2	Hectares	-	129	577	5,759	2,685	289	-	-	-	9,439
	Avg. Value	-	738.83	591.86	611.65	554.04	682.00	-	-	-	597.94
Special Area 3	Hectares	-	-	64	6,404	1,120	241	-	-	-	7,829
	Avg. Value	-	-	1,116.89	661.15	488.57	1,888.27	-	-	-	677.95
Special Area 4	Hectares	-	-	2,735	4,364	1,077	752	-	-	-	8,928
	Avg. Value	-	-	798.35	650.45	503.80	572.10	-	-	-	671.48